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PLANNING BOARD DECISION

Property Ownership: 1. Mary Cherbinis &
2. Kimberly Brown, 24 Julie Ave., Salem NH 03079

Applicant: Amanda Lane Realty Trust

Application Type: a) DEFINITIVE SUBDIVISION; and
b) CLUSTER RESIDENTIAL SPECIAL PERMIT

Project: Definitive Subdivision and Cluster Residential Special Permit for property located at 19 & 21R Evans Place Amesbury, MA

Date: August 25, 2014

A. BACKGROUND

On or about 12-13-2013, the Planning Board of Amesbury ("Board") received an application for Definitive Subdivision as defined under Chapter 41, Section 81-O and T.

On or about 6-28-2014, the Board also received an application for Cluster Residential Special Permit under Section XI.D as per requirements under Subdivision Rules and Regulations of the City of Amesbury and as required under Sections V, VI and XI.D of the Amesbury Zoning Bylaw for a thirteen (13) lot subdivision consisting of thirteen new single family lots, on an approximately 15.56 acre parcel located at 19A Evans Place in Amesbury MA. The plans were drawn on August by Benjamin C. Osgood, Jr., P.E., 24 Julie Ave., Salem, NH 03079 last revised

on August 22, 2014 and submitted by Benjamin Osgood Jr., on behalf of Amanda Lane Realty Trust, 1 Riverview Blvd, Methuen, MA 01844 (the "Applicant"). The set of plans include eighteen (18) sheets.

The Board also received supplemental plans and documents pertaining to stormwater and drainage, erosion control, water and sewer, house plans, elevations and landscaping plans for review. The following are attached as exhibits or referenced herewith:

- Exhibit 1 – Subdivision Plan Set as revised through 8-4-2014 (including Landscape Plans) and Reports
- Notice of Intent Application and Plans dated 12-10-2013 Revised to 8-4-2014

The Board held the initial public hearing on 01-13- 2014 and subsequent public hearings on Jun 9th, Jun 23rd, Jul 14 and Aug 25th of 2014 for the Definitive Subdivision Plan. The initial public hearing for the Cluster Residential Special Permit was held on July 14, 2014. The public hearings for both applications were closed on Aug 25, 2014 and a decision was rendered on the applications.

This is the Decision of the Board ("Decision").

B. FINDINGS

1. Property Description - The 15.56 acre property ("Property") is shown on Map # 91 Lot #17A & 18. Parcel 1 is 14.16 acres and is owned by Mary Cherbinis. Parcel 2 is 1.4 acres and is owned by Kimberly Brown. The Applicant is Amanda Lane Realty Trust, 1 Riverview Blvd, Methuen, MA 01844. The site is located in the R-20 district and requires a minimum lot area of 20,000 sf. and 125 feet of frontage for each lot. There is an existing historic single-family residential structure on the property and remnants of a barn.
2. Project Description - The proposed Cluster Residential development ("Project") consists of thirteen (13) lots as shown on the Subdivision Plan(s) ("Plans"). As shown on the plans, at least 60% of the Property shall be deeded as a permanent open space and conservation area as depicted on the Plans. Except for Parcel A, such open space area shall be donated to the Amesbury Conservation Commission ("Commission") or other such conservation agency or organization as specified by the Board.
3. Utility Impacts - All utilities and infrastructure proposed within the Plans are proposed to be owned and maintained by the public. As described under the Waterline Agreement between the Applicant and the City, the Project proposes to tie into public sewer and water services that already exist in the area. The proposed improvements, including off-site waterline improvements, and infrastructure layout are adequate for serving the proposed lots and are not a burden on the City's infrastructure if installed properly and in accordance with the revised subdivision plans.
4. Traffic Impacts - The proposed layout of *Amanda Lane* does not create undue traffic congestion or impact pedestrian safety on Main Street or Evans Place. The design of the roadway allows for access to emergency and fire response vehicles for public safety purposes.

5. Limit-of-Work - The limit of work is located outside of the most sensitive environmental resources on the Property and the Project requires minimal work within the jurisdictional areas. The Applicant has also requested waivers from front yard setbacks, lot area, buffer areas, and the frontage requirements to further protect primary and secondary resource areas and maintain the existing tree lines along the perimeter of the Property.
6. Yield Plan - A Yield Plan was submitted with the application showing twelve (12) lot conventional subdivision. Using the provisions of §XII.D, a Cluster Subdivision Plan was developed that preserves more than 60% open space on the Property. The allowable density may be increased by up to one unit, for a total of 13 single family residential lots using the density bonus provisions of the bylaw. The Board finds that the Cluster Subdivision Plan is superior to the Conventional Subdivision Plan because it reduces the amount of impervious area, preserves most of the open meadow, protects the environmental resources areas and allows for the protection of wetlands on the site. The Cluster Subdivision Plan also promotes a more efficient use of land.
7. Site and Building Design – Although the project has a smaller average lot size (15,000 SF+/-) than a conventional subdivision, the proposed lot and roadway layout, landscaping, buffer areas, and house size and design is appropriate for the site and is consistent with the surrounding neighborhood. Thus, the Board supports the higher project density shown under the cluster design provided the proposed lots and houses are consistent with the lot layout, Design Standards, landscaping, and lighting as approved by the Board per this Decision.
8. Stormwater Management: The proposed Project has been reviewed by the Board's consultant to ensure that there are no adverse impacts on abutting properties due to stormwater runoff or soil disturbance and erosion from construction activities. The Board finds that the best management practices proposed for collecting stormwater are adequate provided the stormwater management plan is implemented as approved by the Board. It also finds that the Project should be constructed in accordance with the Order of Conditions as issued by the Amesbury Conservation Commission to ensure that there

is no adverse impact to the environmental resources and that there is adequate monitoring of the installation of the stormwater management systems.

C. WAIVERS

By application dated on or about June 30, 2014, the Applicant provided the Board with a list of waivers sought from the provisions of Amesbury's Subdivision Rules and Regulations and the Zoning Bylaw (see list below in Table 1). The Board has endeavored to grant waivers from those rules and regulations, only to the extent necessary, where the waivers are consistent with the purpose and intent of the regulations and would not threaten public health, safety or welfare and to minimize harm and disruption to the locus and real property abutting the locus. The following waivers are granted to the extent necessary to construct the approved plan as submitted and revised:

TABLE 1:

Section(s) of Subdivision Rules and Regulations	Requested Waiver	Decision of the Board
6.02.1- this regulation requires a certification on the plan stating that the classification and precision of all surveying conforms to the most recent MALSCE standards.	There are no applicable MALSCE standards so the certification is not included.	Granted to the extent necessary to construct the plan as approved.
6.02.12 - this regulation requires that all trees greater than 12" in diameter be shown on the plan.	Individual trees were not located and are not shown on the plan.	Granted to the extent necessary provided no trees outside the limit or work are removed or destroyed during construction
7.09.e - 24 feet is required.	The width of the pavement in the proposed road is 22 feet.	Granted to the extent necessary to construct the plan as approved.
7.09.f - 50 feet is required.	The width of the right-of-way for the proposed road is 40 feet.	Granted to the extent necessary to construct the plan as approved.

<p>7.09.i - the required spacing is 30-foot intervals.</p>	<p>Street trees are proposed at approximately 40-foot intervals along the road.</p>	<p>Granted to the extent necessary provided detailed landscaping plans for individual lots are developed based on the template for Lot 5 and the ROW tree planting plan is implemented as approved.</p>
<p>Section 7.13 requires street lights</p>	<p>To allow yard lamps in lieu of street lights</p>	<p>Granted to the extent necessary to construct the plan as approved.</p>
<p>Section 8.05 requires sidewalks</p>	<p>To provide sidewalk only on one side. Except that the sidewalk shall be provided along the entire perimeter of the proposed cul-de-sac.</p>	<p>Granted to the extent necessary provided the boardwalks over the wetlands providing access along nature trails in the open space Parcels are constructed by the developer/applicant as approved.</p>
<p>XI.D.6.a.8- wherever feasible, the minimum width of open land between the limit of work of the cluster development and adjacent property shall be 50 feet.</p>	<p>The width of the open space behind lots is 20 feet,</p>	<p>Granted to the extent necessary to construct the plan as approved.</p>
<p>XI.D.6.a.2- a minimum frontage of 100 feet is required for cluster lots, though the planning board may reduce this requirement up to 50%.</p>	<p>Lots have between 50 and 100 feet of frontage. The existing abutting lot will retain the 125 feet of frontage on the proposed public way that the Planning Board approved under the previous subdivision.</p>	<p>Granted provided the siting of the proposed structure on the lot is in substantial compliance with the approved site plan and formal access from the proposed improved public way to the existing lot is shown on the plans and constructed by the applicant.</p>
<p>Section XI.D.6.A.9. - the required front yard setback may be waived from 25' to 15' to protect or enhance the primary and secondary resource areas.</p>	<p>To reduce the front yard setback for some lots shown on the plan in order to protect the adjacent wetland resource areas, minimize the amount of impervious area and maximize the amount of open space provided. The proposed front yard setback shall be at least 15 feet for all lots.</p>	<p>Granted to the extent necessary to construct the plan as approved.</p>

D. GRANT OF PERMIT AND CONDITIONS THERETO

With the findings as noted in Section B, the waivers granted in Section C and with the conditions of approval as noted in this Decision, the Board finds that the project satisfies the criteria of Amesbury Subdivision Rules and Regulations and the Amesbury Zoning Bylaws.

After public hearing, upon notice in accordance with the statute (General Laws, Chapter 40A, section 11) and the Amesbury Zoning Bylaw, and after full consideration of the evidence presented, and upon the findings made by the Board and hereinafter set forth, a Cluster Residential Special Permit and Definitive Subdivision Plan Approval for Meadows at Point Shore a 13 lot subdivision at **19 Evans Place** in Amesbury, MA is granted to the Applicant for the premises described in the application, further upon the special conditions that follow:

I. COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS:

The Subdivision, and all construction, dwelling units, utilities, roads, drainage, earth removal and all related appurtenances with respect to the Subdivision, shall comply with all applicable local, state and federal regulations except as waived specifically by this Decision. The Applicant shall be responsible for acquiring all other local, state and federal permits and approvals as necessary to construct the subdivision as approved by the Board. Final action on all other permits shall be submitted to the Board for record. The Board notes that the following are some of the permits that may be needed for this subdivision prior to start of any construction activity:

1. Compliance with the Massachusetts Wetlands Protection Act and related regulations, G. L. c. 131, § 40-40A, and the Amesbury Wetlands Bylaw and Regulations;
2. Compliance with DEP Stormwater Regulations, as needed;
3. NPDES permit from Environmental Protection Agency, and
4. A Demolition Permit and if applicable, approval from the Amesbury Historic Commission.

VII. GENERAL AND IN PERPETUITY CONDITONS

1. Completion of Construction - *Amanda Lane* and all associated improvements shall be completed within three years of recording of the Board's decision. By the Board's written approval, this may be extended by no more than a period of one (1) year beyond the three year period;
2. Ways and Easements - The Applicant shall retain all title to the ways and easements in the Project as per Section 6.10 of Subdivision Rules and Regulations until conveyed to and accepted by the City of Amesbury. *Amanda Lane* and shall remain a private way and all associated utility infrastructure shall be maintained by the Applicant or the Homeowners' Association until a formal request for street acceptance is received by the City;
3. Waivers - Except as waived specifically in the Decision, the development of this Project, including the construction of all dwelling units, utilities, roads, drainage structures and other appurtenances, shall comply with the Amesbury Subdivision Rules and Regulations and Zoning By-Law in effect at the time of this Decision. In the event that further waivers are required, the Applicant shall submit a written request for such waiver(s) to the Board and the Board may grant or deny such additional waivers in accordance with applicable rules and regulations in effect at that time.
4. Open Space Parcels - All open space parcels identified on the Final Plans for permanent protection shall have a permanent conservation restriction in perpetuity. These areas are to be left in their natural or, in the case of Parcel A its existing, vegetative state with no provisions for site future alteration, including but not limited to a prohibition on tree removal, land clearing and site grading of these areas except for forestry management purposes, maintaining pedestrian access trails and bridges, stormwater management maintenance and for permitted agricultural or passive recreational uses. Surety being held for the construction of the roadway, installation of the utilities or the approved open space improvements for the Project shall be released by the Board once a permanent conservation restriction has been reviewed and approved by the Board and such

restriction has been recorded at the Registry of Deeds. All open space parcels shall be maintained by the Applicant until such time as all the proposed improvements are complete, all the lots have been built upon and the proposed Way and associated stormwater management systems have been accepted by the City. A split rail fence shall be installed by the Developer to enclose the detention areas. A split rail fence shall also be installed along the propose way along Parcel A and D and the rear property line of all lots along the open space parcels B & E;

5. Conservation Restriction and Conveyance of Permanent Open Space – Except of the area shown as “Parcel A” on the plan, the Applicant shall convey to the City, or another entity as determined by the Board, the common open space shown on the plan (8.1 acres +/-). The Applicant shall submit a petition to the City to accept open space parcels no later than December 31, 2015. All improvements (boardwalks, trail signs and other improvements) previously approved by the Planning Board or Conservation Commission and shown on the approved plans, shall be completed prior to December 31, 2015. The area shown as “Parcel A” shall be modified to show all proposed drainage systems for the roadway as included in “Parcel D”;

6. Changes in Project Density or Design - No further subdivision of the property or creation of any new dwelling units shall be allowed without further review and approval by the Board; Any change to the subdivision plans or any of these conditions of approval, including, but not limited to, the building footprint and driveway locations, landscaping plans, Design Standards and the approved building construction materials, site improvements and finished grades or to any recorded legal documents shall only be allowed after review and approval by the Board. Substantive revisions to the Final Plans, such as relocation (except relocation within the building “envelopes” as proposed) or additions of dwellings or lots (except as specified in this Decision), relocation of more than one property line, relocation of the right of way or other substantive changes from the Final Plans shall not be permitted without further review and written approval of the Board;

7. Wetland Permitting – In order to effectively coordinate and integrate the required observation and inspection reports for this project, the Board recognizes that the Plan(s) shown under the Notice of Intent Application (as revised) and the Order of Conditions, issued by the Amesbury Conservation Commission, shall also be carried out to the satisfaction of the Commission or its agents. Except as waived by this Decision or a decision of the Commission, the construction of this subdivision shall comply with the Amesbury Wetlands Bylaw and Amesbury Conservation Commission Regulations in effect at the time any building permit is sought for a dwelling unit or for any jurisdiction for roadway-associated construction, and with all rules, regulations and permit requirements and certifications of the Commission with respect to natural resource protection, construction of storm water management structures within the Buffer Zone and their disposal, construction of other structures including retaining walls within the Buffer Zone, and wastewater disposal. Any request for alteration to the Order of Conditions made by the Applicant to the Commission (or to Department of Environmental Protection, upon appeal) shall be simultaneously provided to the Board. The proposed work shall comply with the “Order of Conditions” issued by the Commission upon the said premises. The Order of Conditions from the Commission shall be carried out to the satisfaction of the Commission. Any violation of the Order of Conditions issued by the Commission shall be deemed to be a violation of this Special Permit, with all remedies to the City of Amesbury as provided by law;

8. Inspections - The Planning Board shall require the inspection of utility layout and construction, roadway construction, drainage and stormwater management system to ensure that the work is carried out in accordance with the Final Plans and to ensure that all improvements are in compliance with the conditions stated in this Decision. The inspections shall cover activities outlined in Form O and any other specific engineering activity outlined in this Decision. The Planning office will coordinate closely with DPW to establish inspection requirements prior to start of construction. The Board shall require the establishment of a construction observation account and prior to start of any construction activity, the Applicant shall provide the funds necessary for inspection by the Board’s consultant. To the extent feasible, the Board will coordinate with the

Conservation Commission to retain the same consultant. The Applicant shall be responsible for coordinating site inspections with the Board's consultant as required under the Subdivision Rules and Regulations (Section 6.11);

9. As-Built Plans and Repairs - To ensure compliance with the terms and conditions of this Decision and any approval or order by any federal, state-agency, the Applicant shall submit plans as required under Section 6.12 of the Subdivision Rules and Regulations with a certification from a Professional Engineer or Architect registered in the Commonwealth of Massachusetts that the Project "As-Built Plan" complies in all substantive respects with this Decision and any other approval or order by any federal, state or local agency. Any damage to public roads and walkways shall be repaired and/or replaced to the satisfaction of the DPW Director and City Engineer;

10. Final Release of the Performance Bond - Not less than ten percent (10%) of the original performance bond shall be retained until the Board approves the As-built and Roadway acceptance plans as required by the City for accepting *Amanda Lane* as a public way. Final release of performance bonds shall be made when all the following conditions have been met: a) Upon completion of work as shown on the Final Plans, the Applicant shall furnish a report from the Board's construction observation consultant indicating that all work has been completed as per the Board's Decision and as shown on the Final Plans; b) A recorded copy of the Certificate of Compliance (CoC) from the Commission shall be provided to the Board along with a final As-Built plan; c) there are no other outstanding concerns from any City Department or from the Board; d) the Applicant submits a copy of the recorded deed transferring the fee or easement(s) in the right of way, open space or other lots to the City of Amesbury; and e) upon completion of all off-site improvements and construction within the right of way, the Applicant shall submit an "As-Built Plan" to the Board along with a written confirmation from a Registered Professional Engineer, indicating that construction complies with the approved site plans and conditions of approval, including drainage and utility plans;

11. Final Release of the Erosion Control Surety - The Surety shall be released upon completion of the work in accordance with the Section 6.09.E of the Subdivision Rules and Regulations. Prior to release of any Surety, the Board shall verify with its construction observation Consultant and the Commission that the soils and slopes have stabilized and that there is evidence of healthy mature grass and/or landscaping on the site;
12. Notation on Deeds for specific Lots: Reference to drainage and access easements shall be made on the deeds for all lots shown on the plan with such easements. The Stormwater O & M Plan shall be referenced in the deeds for all such lots. Draft deeds for these shall be provided to the Board for review prior to release of these lots by the Board for construction;
13. Private roof infiltration systems - The Applicant, in an effort to confirm that the roof recharge is properly implemented and maintained, shall:
 - a. Include notation in the deeds for each single family house, the infiltration areas shall be properly maintained (i.e. routinely inspected and repaired) to insure proper operation. If not functioning properly, the homeowner shall repair/replace said system;
 - b. During the construction process, the Applicant shall notify the Board and its inspecting engineer when the infiltration areas are constructed on-site. The purpose of the notification is to provide the City with the ability to verify construction is per the details shown on the Final Plan;
 - c. An "as-built" or "record conditions" plan of the infiltration areas and associated piping installation shall be provided by the Applicant to both the Board and the future homeowner prior to making request for an occupancy permit for the structure on that lot;
14. Signage - Signage details identifying the subdivision shall be provided prior to its installation on site. Such signage shall be subject to review and approval of the Board as per the local zoning provisions in existence at that time;

15. Design Standards – The Design Standards (see Exhibit 2) shall be used to guide the final design of the proposed structures and the site design. Prior to release of any lot for construction, the City Planner will review the final building elevations and site design improvements for compliance with the Design Standards. Written approval from the City Planner will be provided where the proposed elevations or site improvements are in substantial compliance with the Design Standards. In instances where the City Planner cannot determine substantial compliance, the Planning Board shall make such determination prior to the release of any lot and the commencement of construction.

II. PRIOR TO ENDORSEMENT OF PLANS

The approved plans shall become Final Plans upon recording of the endorsed plans. The following conditions shall be met prior to endorsement of the approved plans:

1. Plan Revisions: The following revisions shall be made to the Subdivision Plans:
 - a) The Plan set dated 8-04-14 all other details shall be revised pursuant to BSC letter;
 - b) All stormwater management documents shall be properly updated to reflect changes made on the Plan;
 - c) Notes shall be added to the detail sheets referencing the height, material and locations of the proposed retaining walls. All walls shall be no higher than 4 feet and shall be constructed with natural fieldstone;
 - d) There shall be general note on sheets 1, 5, 6, 7 and 8: *"All site improvements shall conform to design and construction standards under section 7 and section 8 of the Amesbury subdivision rules and regulations, unless waived by the Planning Board per subdivision approval"*;
 - e) A note on sheet 2 shall be added as follows: *"Drainage easements on Lot 5, 6, 11, 12, & Parcels A, C, & D shall be reserved by the developer prior to sale of any lots. Drainage easement areas shall not be obstructed, filled, landscaped, re-graded after final grading, paved, or used for installation of temporary or permanent structures. These easement areas shall be maintained by the developer or their successors for the proper functioning of the drainage system as per drainage easement-use and maintenance plan to be recorded herewith"*;

- f) Section 7.09.I of the subdivision rules and regulations requires steep slopes be covered with shrubs and grass. Where no retain walls are used, the final grading plan behind lots 11 & 12 shall include evergreen trees be planted at the base of the slope with evergreen trees (4-5 feet in height at the time of planting) 5 -10 feet apart or greater if alternative landscaping is proposed at the base of the slope;
2. Easements and Covenants - A copy of legal documents and plans describing all covenants, and easements affecting the use of the subject property shall be submitted to the Board for review and approval, said easements to be shown on the Plan to be recorded, and restrictions to be noted on such subdivision plan. The Applicant also shall submit to the Board any written or recorded instruments granting or agreeing to such easements and covenants. Deeds describing Parcels to be donated to the City shall also be submitted for review and approval.
3. Conservation Restrictions - A recordable Conservation Restriction shall be prepared for the designated Open Space parcels and the pertinent easements shall be clearly identified on the approved plans. Except where noted on the plans and in this decision, these areas are to be left in its natural vegetative state with no provisions for site alteration, including but not limited to a prohibition on tree removal, land clearing and site grading of these areas except for forestry management purposes, approved pedestrian access, stormwater management maintenance or for approved agricultural or passive recreational uses. Documentation for management and maintenance of such areas shall be submitted to the Board for review and approval. Any subsequent alterations to the size or use of this area shall require review and approval by the Board;
4. Stormwater Operations and Maintenance Plan - A final Stormwater Operations and Maintenance Plan ("O & M Plan") shall be submitted for review and approval by the Board. The last revised O & M Plan shall be updated to include all relevant supplementary information and coordinated with notes from the approved plans. The O & M Plan shall include, at a minimum, maintenance during and post construction as well as perpetual maintenance and monitoring of the roadway, roadway infrastructure and

drainage systems (routine and seasonal). It shall also include the maintenance of the roof infiltration system to be installed on the individual lots. The O & M Plan shall include specific tasks and time lines associated with inspection and maintenance of all proposed stormwater management structural and non-structural measures, a repair and replacement plan for the system with estimated costs as well as identify the owner and party responsible for inspection, operation, maintenance, repair, and replacement including certification of acceptance of legal responsibility for the afore mentioned. Other than the easement areas accepted by the City, along with the acceptance of the proposed RoW, stormwater drainage system and all components of the stormwater system located on individual lots shall be privately maintained by the homeowner(s). The O& M Plan as approved by the Board shall be recorded as a legally binding document on all the future property owners. The O & M Plan shall be submitted to the Board along with a certificate from the Applicant acknowledging the responsibilities outlined in the O & M Plan to be carried out by the Applicant or his/her successors and assignees;

5. Covenant(s) - A covenant, in a form acceptable to the Board, shall be recorded on the development as outlined in Section 6.09.B of the Subdivision Rules and Regulations stipulating that no lot shown on the plan shall be released for construction until a Performance Guarantee and, concurrent with the activities included in the Order of Conditions issued by the Commission, the Erosion Control and Sedimentation Bond have been established with the Board. The Board may release only Lot 13 for construction prior to the completion of the access roadway and all components of the stormwater system are fully installed, constructed and operational on site as per Final Plans. However, for the health, safety and welfare of the future inhabitants of subdivision, the Board shall not release any other lots until such time that there is adequate and safe access for vehicles, including emergency vehicles, to the Property and provided that there are no other issues concerning the public health, safety and welfare. This covenant is to be received by the Board prior to the commencement of any of the improvements approved and shown on the Plan and will remain in place until the Applicant posts a Performance Guarantee, which will be reviewed and approved by the Board, in order to complete all of the improvements as per Final Plans. The form of the

Performance Guarantee, adequacy and or amount shall be reviewed and approved by the Board;

6. Notations - The following notes shall be added to the Plans that will be endorsed and recorded:
 - a. A note shall be added to reference the Board's Decision and date of approval;
 - b. A note shall be placed on each pertinent sheet of the plans stating that the subdivision has received approval from the Board and that the roadway within the subdivision conforms to the standards and requirements of the Amesbury Subdivision Rules and Regulations except as waived by this Decision;
 - c. A note shall be added that states that "*No further subdivision of any parcel or any changes to the number of residential lots, the area of the proposed Open Space, the lot configuration, or the lot lines shall occur without a further review and approval from the Board*" and a notation to this effect shall also appear upon any deeds to any property within the subdivision; and
 - d. The proposed development is subject to an Order of Conditions and has a DEP File Number 002-1087

7. Recorded Copy - A copy of this Decision as recorded at the Essex Registry of Deeds shall be submitted to the Board;

8. CAD Drawings - Three copies of all drawings and site plans as approved by Board shall be provided as Computer Assisted Drawings (CAD) on Compact Disks to the Board;

9. GIS Mapping - Compliance, to the greatest extent possible, with Municipal Mapping Requirements as per attached requirements (see Exhibit A) should be submitted to the Planning Office and approved by the Engineering Department;

10. Conditions of Approval – A reference to these conditions of approval shall be noted on the Plans approved by the Board;

11. Detailed Architectural Elevations - In accordance with the Design Standards established under Exhibit 2 the final set of detailed architectural elevations shall be provided for Lot 13 prior to endorsement for review and approval by the City Planner for consistency with these Design Standards and the requirements of this Decision. The architectural elevations for all other lots shall be prepared and submitted in accordance with these Standards. Lot 13 shall not be released for construction until the architectural elevations and the site layout has been approved by the City Planner. Written approval from the City Planner will be provided where the proposed elevations or site improvements are in substantial compliance with the Design Standards. In instances where the City Planner cannot determine substantial compliance, the Planning Board shall make such determination prior to the release of any lot and the commencement of construction.

12. Plan Revisions – In accordance with the Planning Board’s peer review consultant’s most recent letter, the Applicant shall make necessary revisions to the application materials, including plans and details to address the comments in that letter as well as to incorporate the recommendations of the consultant into the final plan set.

13. Street Names – The applicant is encouraged to identify a historically significant street name for the project.

14. Street Numbering – If possible, the Applicant shall coordinate with the Assessor’s and Inspection Departments to identify the street addresses for each lot and re-label the lots to be consistent with such numbering.

III. PRIOR TO START OF CONSTRUCTION

Excluding Lot 13 (with frontage along Evans Place), no later than the date on which the first request is filed for a release from the covenant of a lot with its legal frontage on *Amanda Lane*, and before any Lot Release, the Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. Supporting Documentation - Documentation and proof of recording of all legal documents, including but not limited to, the following: Conservation Restrictions, covenants, Open Space Use and Management Plan, and access and drainage easements. Said restricted areas to be shown on the Recorded Plan and restrictions shall be noted on such subdivision plan. The Applicant should have executed and caused to be recorded at the Essex South District Registry of Deeds the above referenced legal documents;
2. Recorded Plans - A copy of the set of endorsed plans, signed by the City Clerk and recorded at the Essex Registry of Deeds shall be submitted to the Board, DPW and the Building Inspector;
3. Sedimentation and Erosion Control Surety - The Applicant shall be required to post Surety with the Board for Sedimentation and Erosion Control in accordance with the provisions of Section 6.05 of the Subdivision Rules and Regulations and to ensure that all drainage and erosion control measures are carried out on site, including both the proposed roadway, drainage system, open space improvements and grading upon the individual lots, as per the Final Plans and other engineering drawings.
4. Water-line Agreement: A fully executed Water-line Agreement shall be provided to the Board prior to commencement of construction.
5. Existing Roadway and Access to Abutting Lot: The access to the abutting lot identified on the plan as "N/F Charos, Book 16032 PG 254" shall be maintained at all times, sufficient for passenger vehicles and emergency vehicles, during construction. The

existing 125 feet of frontage shall be retained along the lot frontage and the proposed new public way shall provide improved access to the existing driveway at the property line. If required by the Department of Public Works, additional area from Lot 3 (in the form of a lot line adjustment or easement) shall be provided for snow storage.

6. Municipal Services -The Applicant shall meet with both the Engineering Department and Department of Public Works (DPW) to finalize all details associated with connections to existing municipal utilities. Service stub locations and connection locations should be coordinated with, and approved by, the City Engineer. The Applicant shall confirm with the City Engineer and DPW Director that adequate municipal service (i.e. sewer capacity, water pressure/flow) is continuously available for the project; and
7. Pre-Construction Conference - At least forty-eight (48) hours prior to any initial site work, a Pre-Construction conference shall be held with the Applicant, Applicant's contractor, a representative of the Board, its consulting engineer, and representatives of the City Departments having an interest in the Plan. Said meeting shall be for the purpose of familiarization with the project, the conditions of approval, and the project's construction sequence and timetable.

IV. PRIOR TO MAKING REQUEST FOR LOT RELEASE

Excluding Lot 13 (with frontage along Evans Place), the Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. Performance Guarantee – Before a building permit is issued for Lots 1-12, the Board will require provisions for the construction of ways and the installation of municipal services in accordance with the approved plans. Such construction and installation to be secured by a security deposit or Performance Bond as provided in MGL c. 41, § 81U. The amount of the security shall include an adjustment for inflation to the year of anticipated completion plus a construction cost contingency of twenty-five percent (25%). The

instrument of security shall be held solely in the name of the City. In the instance that the instrument of security accepted by the Board is other than cash, the financial stability and creditworthiness of the issuer shall: A) be subject to approval by the Planning Board; and B) where cash is not used, a base multiplier of not less than 2 shall be required. Except as otherwise allowed under this decision, security must be submitted to and approved by the Planning Board, prior to the issuance of any Building Permits.

2. Adequate Access – Except for Lot 13, prior to making request for Lot Release for any of the lots shown on the approved subdivision plan, the gravel base for the roadway shall be prepared as per approved plans and the binder course shall be in place. The Applicant shall submit an interim As-Built plan showing that the site has been stabilized and roadway construction (to the binder course) has been completed to ensure emergency access for public safety. All stormwater management systems located outside of the RoW shall be substantially complete. The Board’s consultant shall issue a letter approving the construction and the interim As-Built plan;
3. Individual Site Plans and Architectural Elevations - Consistent with the approved landscape plans, house designs and architectural elevations submitted with this application, the Applicant shall provide the City Planner (“Planner”) with a detailed site plan for Lots 1-13 showing the proposed landscaping, lighting, house design, garage and driveway layout and architectural elevations. Such site plans shall be consistent with the conditions of this approval, all submitted plans and the Design Standards (Exhibit 2). If the elevations submitted to the Planner are not or cannot be determined to be in compliance with this condition, the Planner shall request review and approval by the Board prior to release of such Lot;
4. Drainage - All bio-retention basins, swales and sediment forebays, constructed wetlands and other site drainage systems shall be substantially completed (and confirmed as such by submission of an as-built plan and report from a Registered Professional Engineer);

5. Building Permit Form - The Applicant or their successors shall provide the Building Inspector with the form attached with this decision completed and signed off by each of the City officials listed on that form (PB200601-BUILDING); And
6. Demolition of Barn: The existing historic barn may be demolished provided approval, if applicable, is granted from the Amesbury Historic Commission.

V. DURING CONSTRUCTION

The following shall apply to all lots within the subdivision:

1. Stockpiles - All earth stockpiles shall be established in locations greater than fifty (50') feet from the wetlands as approved by the Board or its designee. Earth material stockpiles shall not be allowed immediately adjacent to perimeter siltation barriers or drain inlets. Long term stockpiles over 30 days shall be shaped stabilized and circled by siltation fence and haybales and shall be stabilized by temporary seeding, sheeting or netting;
2. Right to Enter and Inspect Property: The Applicant shall as a condition of approval grant to the Planning Board, any representative of the Board, city officials responsible to inspect and review the construction activity, the right to enter the property until such time as the subdivision is construction is complete as per approved plans;
3. Utility Trenches - Utility trenches within the public Right of Way shall be saw-cut prior to excavation. Open trenches shall be backfilled with bank gravel and compacted to 95%. Trenches shall be paved with asphalt binder to a minimum depth of three (3) inches and overlaid curb to curb on Evan's Place to a minimum depth of one and half (1.5) inches. Water service trenches shall be infrared joint paved. The Director of DPW and the City Engineer shall have the final signoff on the right of way improvements and any change to these standards or those shown on approved plans shall be subject to their review and approval;

4. Construction Activities - During construction, except within the individual building envelopes, the Applicant and its agents and employees shall conform to all local, state and federal laws regarding noise, vibration, dust and use of public roads and utilities. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area and maintain safe and adequate vehicular access on Evan's Place. Construction shall not commence on any day Monday through Saturday before 7:00 AM. Construction activities shall cease by 6:00 PM Monday through Friday and by Noon on Saturday. No construction or activity whatsoever (except for interior finishing) shall take place on Sunday; and

5. Police Detail - The Applicant shall, if needed, pay for any police details associated with construction on the site along Evans Place;

VI. PRIOR TO MAKING REQUEST FOR AN OCCUPANCY PERMIT

Except for the Lot 13, no later than the date on which the first request for an occupancy permit is filed, and before any occupancy permit is issued for any lots with legal frontage on *Amanda Lane*, the Applicant shall file with the Board and all other relevant public agencies for review and for consistency with this Decision any documents and shall have completed the following actions:

1. Certification of Improvements - The Applicant shall submit a letter to the Building Inspector from the Planning Board verifying that conditions of approval have been met and that construction to date is per the approved plans;

2. Infrastructure Improvements - All off-site infrastructure improvements and the on-site stormwater drainage system shall be completed as per Final Plans. The Applicant shall submit a letter from the Board's construction observation consultant that these improvements have been completed in accordance with the design and construction standards of the Amesbury Subdivision Rules and Regulations and as approved by the Board. The City Engineer and DPW Director shall review the finished construction of all

utilities and issue a formal letter stating that all municipal structures located within the public right of way or easement areas are adjusted to appropriate finished grade, and are adequately accessible for future maintenance;

3. Street Trees - All site improvements, including landscaping and street trees shall be completed and installed as per Final Plans prior to the issuance of the last occupancy permit. All proposed trees shall be placed in position or staked out for approval by the Board prior to digging;
4. Landscaping on Individual Lots - The Applicant's Landscape Architect shall confirm that all landscaping activities on individual lots have been carried out as per approved site plans for individual lots. The Applicant shall be required to submit a letter from the Planner that all other improvements have been implemented as per approved plans;
5. Occupancy Form - The Applicant or their successors shall provide the Building Inspector with the form attached with this decision completed and signed off by each of the City officials listed on that form (PB200602-OCCUPANCY).
15. Supporting Documents: The revised Stormwater Management Report and the Stormwater Pollution Prevention and Operation and Maintenance Plan are included by reference. The applicant shall be responsible for carrying out the requirements as stated in the Plan.

Ted Semesnyei
Chair, Amesbury Planning Board

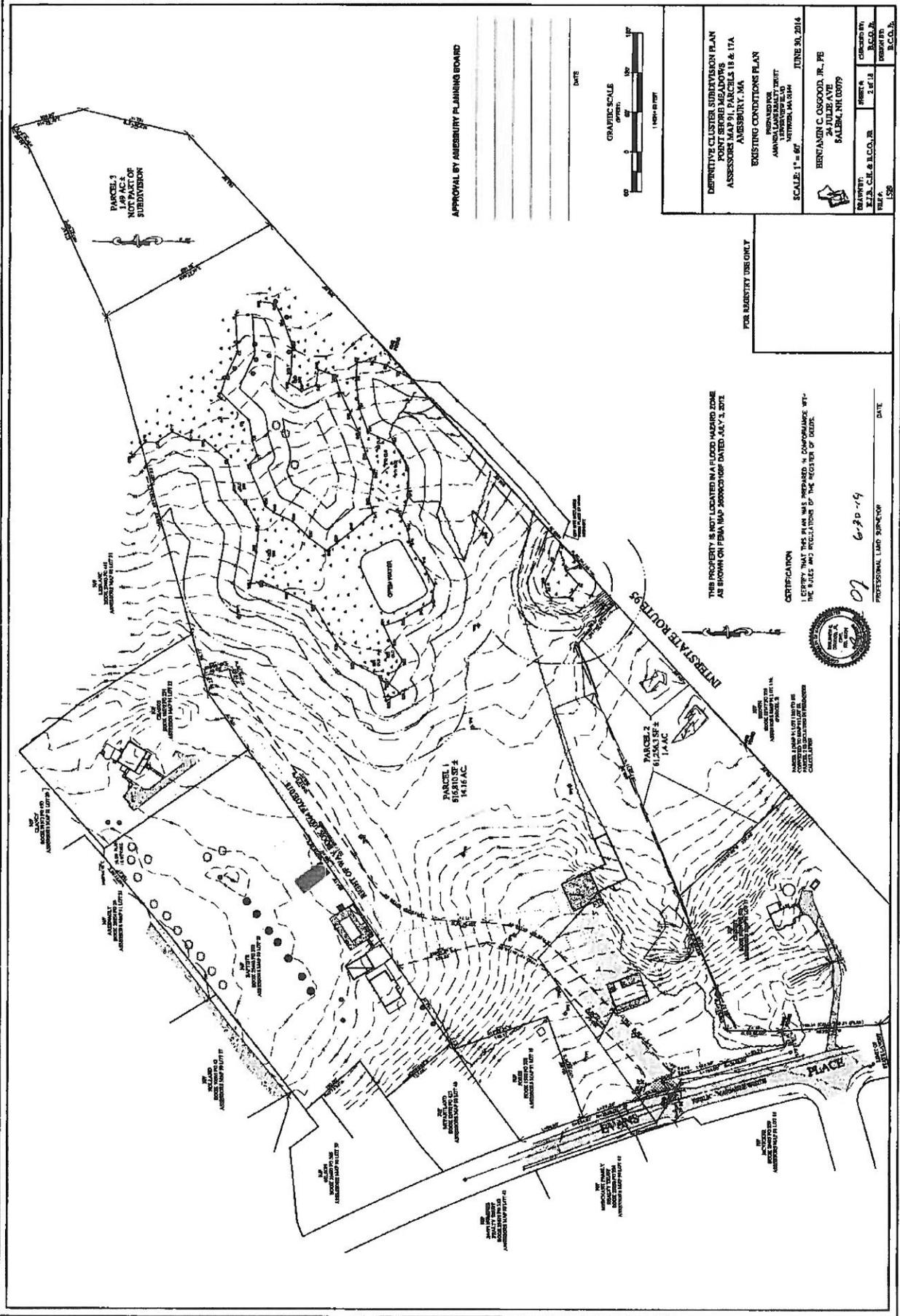
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EXHIBITS

Exhibit 1 – Revised subdivision plan set last revised Aug 04, 2014

Exhibit 2 – Landscaping Plan, two (2) sheets

Exhibit 3 – Architectural and Design Standards



APPROVAL BY ASSESSMENT PLANNING BOARD

DEFINITIVE CLUSTER SUBDIVISION PLAN POINT BEARD HIGHLANDS ASSESSORS MAP 91, PARCELS 16 & 17A AMESBURY, MA	
EXISTING CONDITIONS PLAN	
PREPARED BY AMANDA LANDMARTY, TRIST NATUTON, MA 01944	DATE JUNE 20, 2014
BENJAMIN C. OSGOOD, JR., PE 24 JULIE AVE SALISBURY, NH 03079	
REVISION E.J.B., C.E. & J.C.O., JR. FILE #	DATE 2/1/13
DESIGNED BY E.J.B., C.E. & J.C.O., JR.	DATE 2/1/13
PROJECT NO. 159	DATE

FOR ASSESSMENT USE ONLY

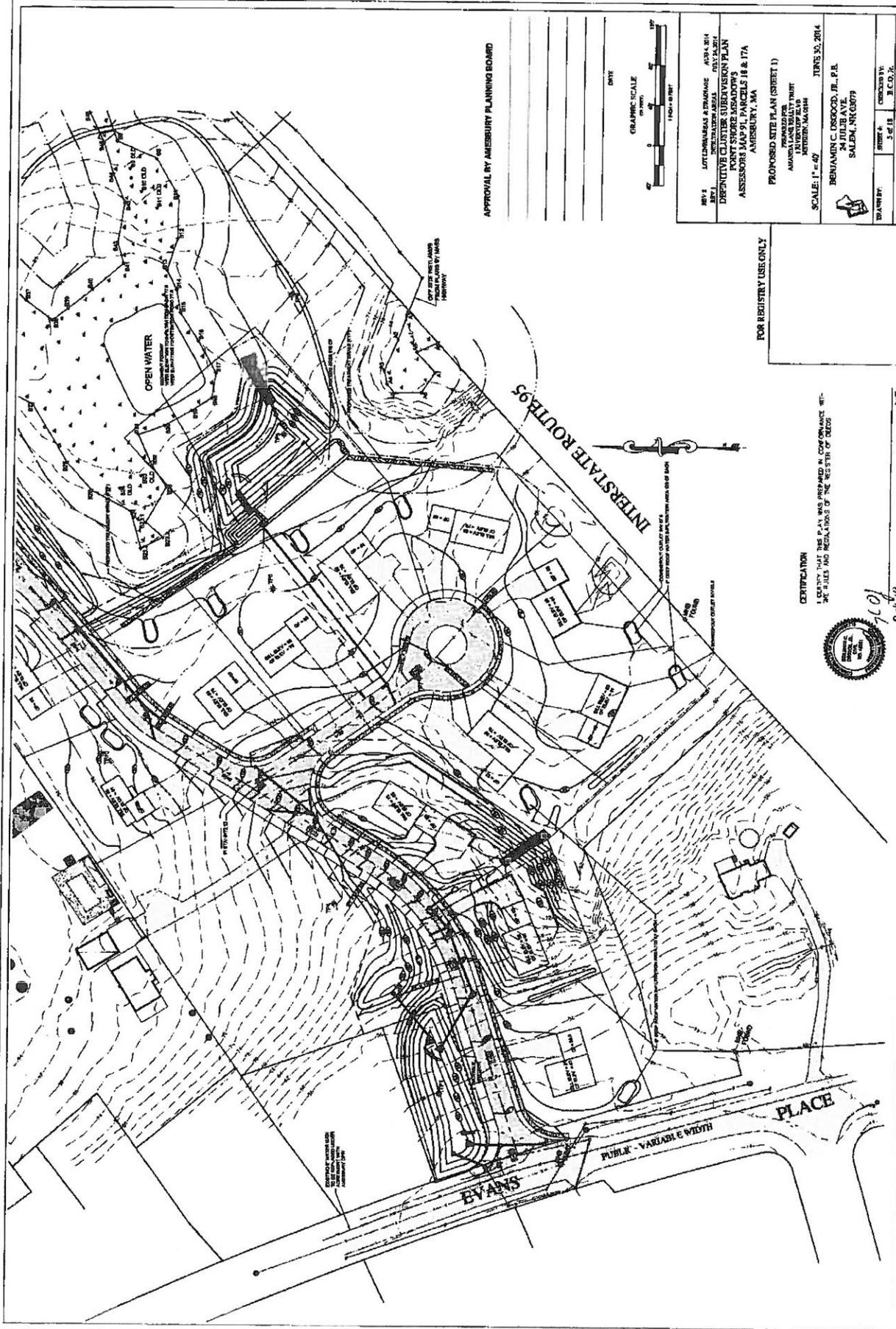
THIS PROPERTY IS BEST LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FEMA MAP APPROVED DATED JAN. 2, 2012

CERTIFICATION
I CERTIFY THAT THIS PLAN WAS PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



07 6/20/14
DATE

PROFESSIONAL LAND SURVEYOR



APPROVAL BY AMESBURY PLANNING BOARD



REV 2 LOT LINES, EASEMENTS & UTILITIES AS SHOWN ON 1/24/2014
 REV 1 INTERSTATE ROUTES AS SHOWN ON 1/24/2014
DEFINITIVE CLUSTER SUBDIVISION PLAN
 POINT SHORE SUBDIVISION
 ASSESSORS MAP(S), PARCELS 18 & 17A
 AMESBURY, MA

PROPOSED SITE PLAN (SHEET 1)
 PREPARED FOR
 AMESBURY LAND REVELTY TRUST
 100 STATE STREET
 AMESBURY, MA 01810

SCALE: 1" = 40'
 DATE: JUNE 30, 2014

BENJAMIN C. DISCOOD, JR., P.E.
 24 JULIUS AVE.
 SALEM, NH 03079

DESIGNED BY: DISCOOD & ASSOCIATES, P.C.
 DRAWN BY: J.S. 5/2/15
 CHECKED BY: B.C.D. JR.
 DATE: 5/2/15
 PROJECT NO.: B.C.D. P.

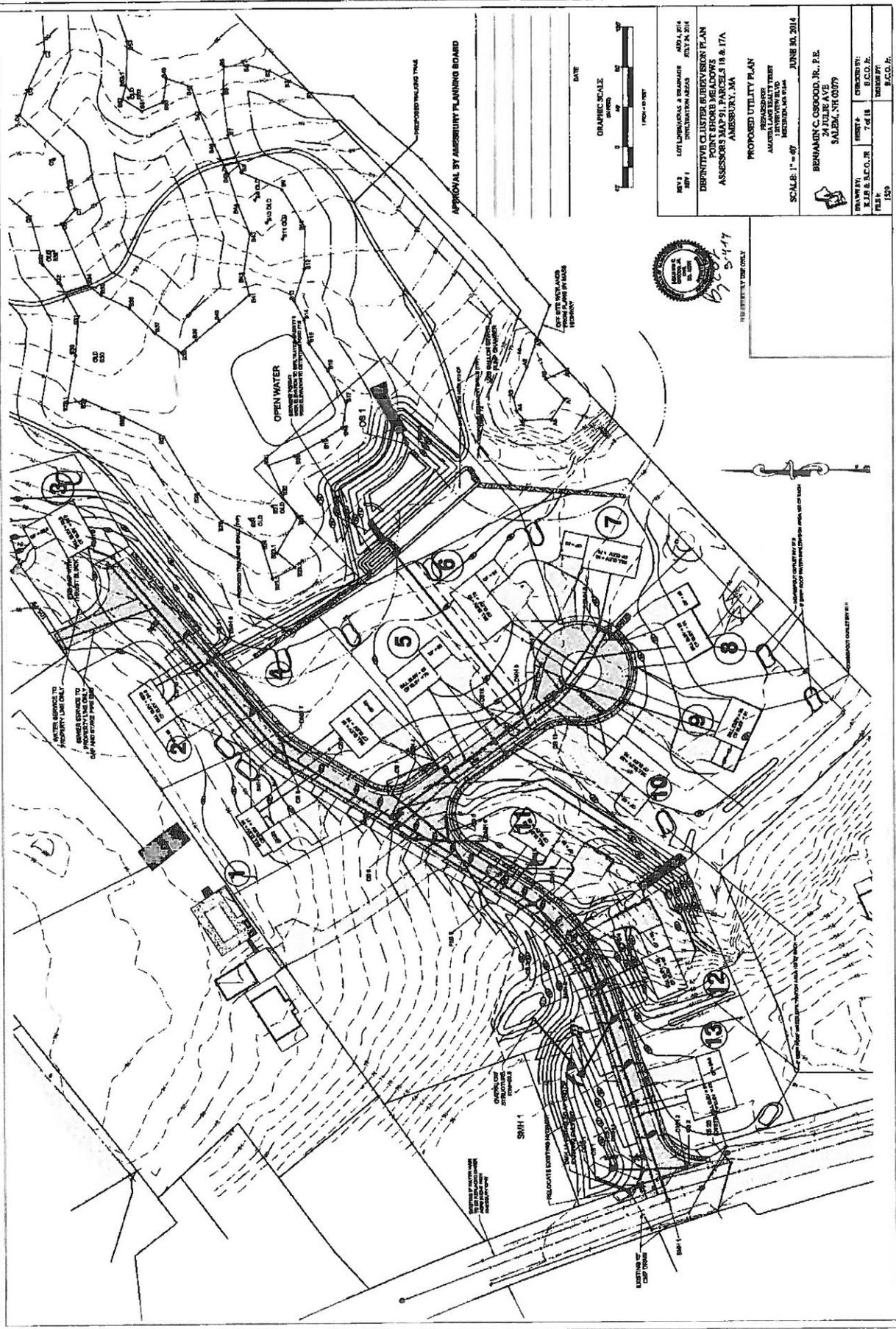
FOR REGISTRY USE ONLY

CERTIFICATION
 I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH
 THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS



1071
 6-1-15

DATE



FILED IN THE OFFICE OF THE ENGINEER



PROPOSED UTILITY PLAN

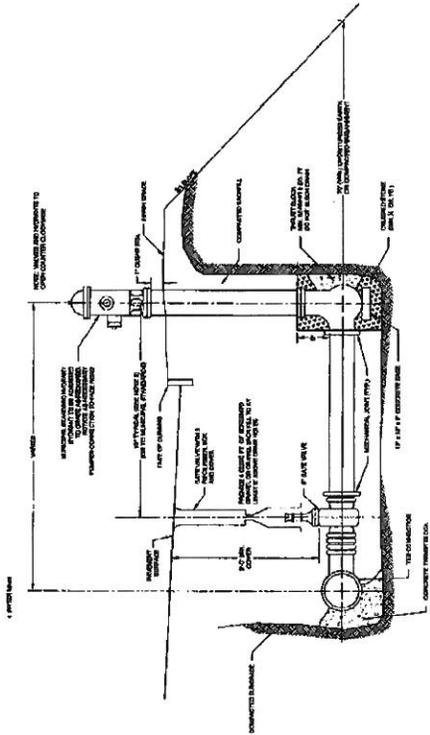
COMMITMENT TO EXCELLENCE

SEWER INVERT TABLE

SMH #	INV IN	INV OUT	PIPE DIA	PIPE LENGTH	PIPE SLOPE	DOWNHILL MANHOLE
			Ø"	FEET	PERCENT	
SMH 1	45.80	38.70	18"	810'	0.86%	SMH 2
SMH 2	44.00	40.00	18"	400'	0.91%	SMH 3
SMH 3	42.00	37.50	18"	250'	0.96%	SMH 4
SMH 4	40.00	35.00	18"	200'	1.00%	SMH 5
SMH 5	38.00	32.50	18"	250'	1.04%	SMH 6
SMH 6	36.00	30.00	18"	200'	1.08%	SMH 7
SMH 7	34.00	27.50	18"	250'	1.13%	SMH 8
SMH 8	32.00	25.00	18"	200'	1.17%	SMH 9

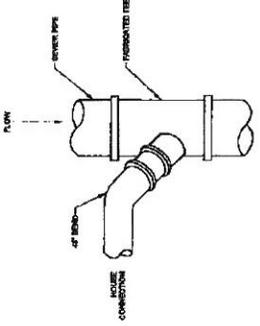
DRAINAGE INVERT TABLE

STRUCTURE NUMBER	INV IN	INVERT DIA	PIPE DIA	PIPE LENGTH	PIPE SLOPE	15 YEAR FLOW CFS	15 YEAR VELOCITY FTS	DOWNHILL STRUCTURE
				FEET	PERCENT			
CB 1	42.25	12"	12"	7'	1.52%	8.21	3.25	SMH 1
CB 2	42.00	12"	12"	2'	1.52%	5.2	4.1	SMH 2
CB 3	42.75	12"	12"	23'	0.51%	10.7	4.1	SMH 3
SMH 1	42.25	12"	12"	23'	0.51%	10.7	4.1	SMH 2
SMH 2	42.00	12"	12"	23'	0.51%	10.7	4.1	SMH 3
SMH 3	42.75	12"	12"	23'	0.51%	10.7	4.1	SMH 4
SMH 4	43.50	12"	12"	23'	0.51%	10.7	4.1	SMH 5
SMH 5	44.25	12"	12"	23'	0.51%	10.7	4.1	SMH 6
SMH 6	45.00	12"	12"	23'	0.51%	10.7	4.1	SMH 7
SMH 7	45.75	12"	12"	23'	0.51%	10.7	4.1	SMH 8
SMH 8	46.50	12"	12"	23'	0.51%	10.7	4.1	SMH 9
SMH 9	47.25	12"	12"	23'	0.51%	10.7	4.1	SMH 10
SMH 10	48.00	12"	12"	23'	0.51%	10.7	4.1	SMH 11
SMH 11	48.75	12"	12"	23'	0.51%	10.7	4.1	SMH 12
SMH 12	49.50	12"	12"	23'	0.51%	10.7	4.1	SMH 13
SMH 13	50.25	12"	12"	23'	0.51%	10.7	4.1	SMH 14
SMH 14	51.00	12"	12"	23'	0.51%	10.7	4.1	SMH 15
SMH 15	51.75	12"	12"	23'	0.51%	10.7	4.1	SMH 16
SMH 16	52.50	12"	12"	23'	0.51%	10.7	4.1	SMH 17
SMH 17	53.25	12"	12"	23'	0.51%	10.7	4.1	SMH 18
SMH 18	54.00	12"	12"	23'	0.51%	10.7	4.1	SMH 19
SMH 19	54.75	12"	12"	23'	0.51%	10.7	4.1	SMH 20
SMH 20	55.50	12"	12"	23'	0.51%	10.7	4.1	SMH 21
SMH 21	56.25	12"	12"	23'	0.51%	10.7	4.1	SMH 22
SMH 22	57.00	12"	12"	23'	0.51%	10.7	4.1	SMH 23
SMH 23	57.75	12"	12"	23'	0.51%	10.7	4.1	SMH 24
SMH 24	58.50	12"	12"	23'	0.51%	10.7	4.1	SMH 25
SMH 25	59.25	12"	12"	23'	0.51%	10.7	4.1	SMH 26
SMH 26	60.00	12"	12"	23'	0.51%	10.7	4.1	SMH 27
SMH 27	60.75	12"	12"	23'	0.51%	10.7	4.1	SMH 28
SMH 28	61.50	12"	12"	23'	0.51%	10.7	4.1	SMH 29
SMH 29	62.25	12"	12"	23'	0.51%	10.7	4.1	SMH 30
SMH 30	63.00	12"	12"	23'	0.51%	10.7	4.1	SMH 31
SMH 31	63.75	12"	12"	23'	0.51%	10.7	4.1	SMH 32
SMH 32	64.50	12"	12"	23'	0.51%	10.7	4.1	SMH 33
SMH 33	65.25	12"	12"	23'	0.51%	10.7	4.1	SMH 34
SMH 34	66.00	12"	12"	23'	0.51%	10.7	4.1	SMH 35
SMH 35	66.75	12"	12"	23'	0.51%	10.7	4.1	SMH 36
SMH 36	67.50	12"	12"	23'	0.51%	10.7	4.1	SMH 37
SMH 37	68.25	12"	12"	23'	0.51%	10.7	4.1	SMH 38
SMH 38	69.00	12"	12"	23'	0.51%	10.7	4.1	SMH 39
SMH 39	69.75	12"	12"	23'	0.51%	10.7	4.1	SMH 40
SMH 40	70.50	12"	12"	23'	0.51%	10.7	4.1	SMH 41
SMH 41	71.25	12"	12"	23'	0.51%	10.7	4.1	SMH 42
SMH 42	72.00	12"	12"	23'	0.51%	10.7	4.1	SMH 43
SMH 43	72.75	12"	12"	23'	0.51%	10.7	4.1	SMH 44
SMH 44	73.50	12"	12"	23'	0.51%	10.7	4.1	SMH 45
SMH 45	74.25	12"	12"	23'	0.51%	10.7	4.1	SMH 46
SMH 46	75.00	12"	12"	23'	0.51%	10.7	4.1	SMH 47
SMH 47	75.75	12"	12"	23'	0.51%	10.7	4.1	SMH 48
SMH 48	76.50	12"	12"	23'	0.51%	10.7	4.1	SMH 49
SMH 49	77.25	12"	12"	23'	0.51%	10.7	4.1	SMH 50
SMH 50	78.00	12"	12"	23'	0.51%	10.7	4.1	SMH 51
SMH 51	78.75	12"	12"	23'	0.51%	10.7	4.1	SMH 52
SMH 52	79.50	12"	12"	23'	0.51%	10.7	4.1	SMH 53
SMH 53	80.25	12"	12"	23'	0.51%	10.7	4.1	SMH 54
SMH 54	81.00	12"	12"	23'	0.51%	10.7	4.1	SMH 55
SMH 55	81.75	12"	12"	23'	0.51%	10.7	4.1	SMH 56
SMH 56	82.50	12"	12"	23'	0.51%	10.7	4.1	SMH 57
SMH 57	83.25	12"	12"	23'	0.51%	10.7	4.1	SMH 58
SMH 58	84.00	12"	12"	23'	0.51%	10.7	4.1	SMH 59
SMH 59	84.75	12"	12"	23'	0.51%	10.7	4.1	SMH 60
SMH 60	85.50	12"	12"	23'	0.51%	10.7	4.1	SMH 61
SMH 61	86.25	12"	12"	23'	0.51%	10.7	4.1	SMH 62
SMH 62	87.00	12"	12"	23'	0.51%	10.7	4.1	SMH 63
SMH 63	87.75	12"	12"	23'	0.51%	10.7	4.1	SMH 64
SMH 64	88.50	12"	12"	23'	0.51%	10.7	4.1	SMH 65
SMH 65	89.25	12"	12"	23'	0.51%	10.7	4.1	SMH 66
SMH 66	90.00	12"	12"	23'	0.51%	10.7	4.1	SMH 67
SMH 67	90.75	12"	12"	23'	0.51%	10.7	4.1	SMH 68
SMH 68	91.50	12"	12"	23'	0.51%	10.7	4.1	SMH 69
SMH 69	92.25	12"	12"	23'	0.51%	10.7	4.1	SMH 70
SMH 70	93.00	12"	12"	23'	0.51%	10.7	4.1	SMH 71
SMH 71	93.75	12"	12"	23'	0.51%	10.7	4.1	SMH 72
SMH 72	94.50	12"	12"	23'	0.51%	10.7	4.1	SMH 73
SMH 73	95.25	12"	12"	23'	0.51%	10.7	4.1	SMH 74
SMH 74	96.00	12"	12"	23'	0.51%	10.7	4.1	SMH 75
SMH 75	96.75	12"	12"	23'	0.51%	10.7	4.1	SMH 76
SMH 76	97.50	12"	12"	23'	0.51%	10.7	4.1	SMH 77
SMH 77	98.25	12"	12"	23'	0.51%	10.7	4.1	SMH 78
SMH 78	99.00	12"	12"	23'	0.51%	10.7	4.1	SMH 79
SMH 79	99.75	12"	12"	23'	0.51%	10.7	4.1	SMH 80
SMH 80	100.50	12"	12"	23'	0.51%	10.7	4.1	SMH 81
SMH 81	101.25	12"	12"	23'	0.51%	10.7	4.1	SMH 82
SMH 82	102.00	12"	12"	23'	0.51%	10.7	4.1	SMH 83
SMH 83	102.75	12"	12"	23'	0.51%	10.7	4.1	SMH 84
SMH 84	103.50	12"	12"	23'	0.51%	10.7	4.1	SMH 85
SMH 85	104.25	12"	12"	23'	0.51%	10.7	4.1	SMH 86
SMH 86	105.00	12"	12"	23'	0.51%	10.7	4.1	SMH 87
SMH 87	105.75	12"	12"	23'	0.51%	10.7	4.1	SMH 88
SMH 88	106.50	12"	12"	23'	0.51%	10.7	4.1	SMH 89
SMH 89	107.25	12"	12"	23'	0.51%	10.7	4.1	SMH 90
SMH 90	108.00	12"	12"	23'	0.51%	10.7	4.1	SMH 91
SMH 91	108.75	12"	12"	23'	0.51%	10.7	4.1	SMH 92
SMH 92	109.50	12"	12"	23'	0.51%	10.7	4.1	SMH 93
SMH 93	110.25	12"	12"	23'	0.51%	10.7	4.1	SMH 94
SMH 94	111.00	12"	12"	23'	0.51%	10.7	4.1	SMH 95
SMH 95	111.75	12"	12"	23'	0.51%	10.7	4.1	SMH 96
SMH 96	112.50	12"	12"	23'	0.51%	10.7	4.1	SMH 97
SMH 97	113.25	12"	12"	23'	0.51%	10.7	4.1	SMH 98
SMH 98	114.00	12"	12"	23'	0.51%	10.7	4.1	SMH 99
SMH 99	114.75	12"	12"	23'	0.51%	10.7	4.1	SMH 100
SMH 100	115.50	12"	12"	23'	0.51%	10.7	4.1	SMH 101
SMH 101	116.25	12"	12"	23'	0.51%	10.7	4.1	SMH 102
SMH 102	117.00	12"	12"	23'	0.51%	10.7	4.1	SMH 103
SMH 103	117.75	12"	12"	23'	0.51%	10.7	4.1	SMH 104
SMH 104	118.50	12"	12"	23'	0.51%	10.7	4.1	SMH 105
SMH 105	119.25	12"	12"	23'	0.51%	10.7	4.1	SMH 106
SMH 106	120.00	12"	12"	23'	0.51%	10.7	4.1	SMH 107
SMH 107	120.75	12"	12"	23'	0.51%	10.7	4.1	SMH 108
SMH 108	121.50	12"	12"	23'	0.51%	10.7	4.1	SMH 109
SMH 109	122.25	12"	12"	23'	0.51%	10.7	4.1	SMH 110
SMH 110	123.00	12"	12"	23'	0.51%	10.7	4.1	SMH 111
SMH 111	123.75	12"	12"	23'	0.51%	10.7	4.1	SMH 112
SMH 112	124.50	12"	12"	23'	0.51%	10.7	4.1	SMH 113
SMH 113	125.25	12"	12"	23'	0.51%	10.7	4.1	SMH 114
SMH 114	126.00	12"	12"	23'	0.51%	10.7	4.1	SMH 115
SMH 115	126.75	12"	12"	23'	0.51%	10.7	4.1	SMH 116
SMH 116	127.50	12"	12"	23'	0.51%	10.7	4.1	SMH 117
SMH 117	128.25	12"	12"	23'	0.51%	10.7	4.1	SMH 118
SMH 118	129.00	12"	12"	23'	0.51%	10.7	4.1	SMH 119
SMH 119	129.75	12"	12"	23'	0.5			

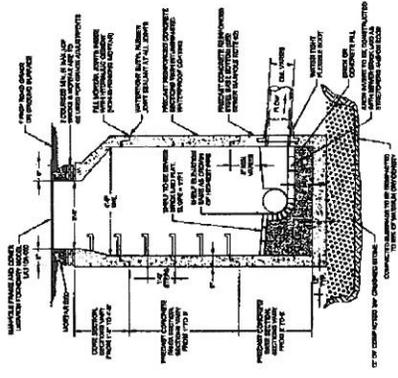


HYDRANT CONNECTION
NOT TO SCALE

- HYDRANT NOTES:**
1. HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S SPECIFICATIONS.
 2. HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S SPECIFICATIONS.
 3. CLEARANCE SHALL BE MAINTAINED AT ALL TIMES.

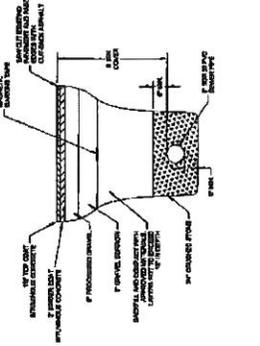


TYPICAL HOUSE CONNECTION - SEWER
NOT TO SCALE

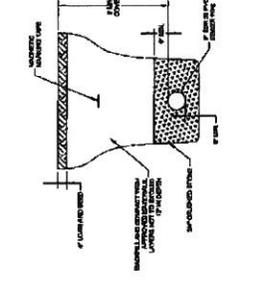


PRECAST CONCRETE SEWER MANHOLE
NOT TO SCALE

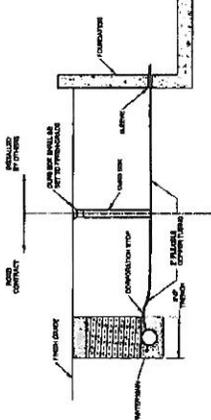
- SEWER MANHOLE NOTES:**
1. MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S SPECIFICATIONS.
 2. MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S SPECIFICATIONS.
 3. MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S SPECIFICATIONS.
 4. MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S SPECIFICATIONS.
 5. MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S SPECIFICATIONS.



SECTION A-A
8\"/>

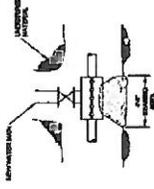


SECTION B-B
8\"/>



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

NOTE: ALL CONNECTIONS MUST BE INSTALLED ON ALL CONCRETE WATER LINES.



TAPPING SLEEVE & VALVE
NOT TO SCALE

FOR REGISTRY USE ONLY

CERTIFICATION
I CERTIFY THAT THE PLAN AND SPECIFICATIONS FOR THE SEWER SYSTEM SHOWN ON THESE PLANS ARE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF MASSACHUSETTS.



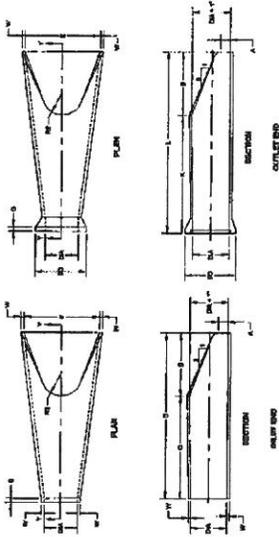
Benjamin C. Osgood, Jr.
5-1-17

DATE

APPROVAL BY AMHERST PLANNING BOARD

DEFINITIVE CLUSTER SUBDIVISION PLAN POINT SHORE MEADOWS ASSESSORS MAP 91, PARCELS 18 & 17A AMHURST, MA	DATE
DETAIL SHEET 1 PREPARED FOR AMHURST LAND QUALITY TRUST AMHURST, MA 01924	JUNE 30, 2014
SCALE: 1" = 40'	
BENJAMIN C. OSGOOD, JR., P.E. REGISTERED PROFESSIONAL ENGINEER SALEM, MA 01970	
CHECKED BY: M.T.R. & B.C.O./J.L.	10-2-13
DESIGNED BY: M.T.R. & B.C.O./J.L.	
PROJECT NO.: 1529	
REGISTRY NO.:	B.C.O. 2

STA.	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
10	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250
11	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250
12	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250
13	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250



**REINFORCED CONCRETE FLARED END
DETAIL SECTION**
NOT TO SCALE

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF SURVEYORS.



DATE: 5-14-14

APPROVAL BY AMESBURY PLANNING BOARD

DATE

DEFINITIVE CLUSTER SUBDIVISION PLAN
FORTY SHORE MEADOWS
ASSESSORS MAPS OF PARCELS 16 & 17A
AMESBURY, N.H.

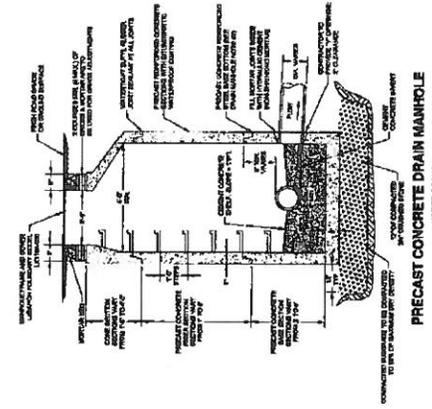
FOR REGISTRY USE ONLY

SCALE: 1" = 40'

JUNE 30, 2014

BENJAMIN C. CROCCO, R.S., P.E.
24 UTILITY AVE.
SALEM, NH 03079

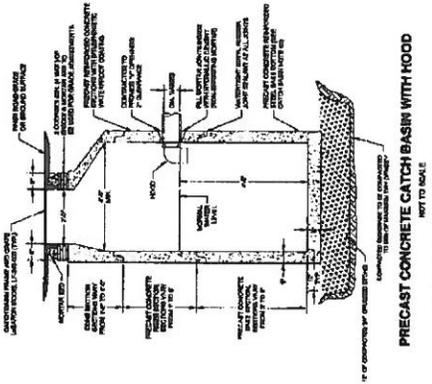
TRAVELER: E.J.B. RECO, JR.
SHEET # 1189
CHECKED BY: B.C.O.F.
T.I. OF: B
DESIGNED BY: B.C.O.F.



PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE

DRAIN MANHOLE NOTES

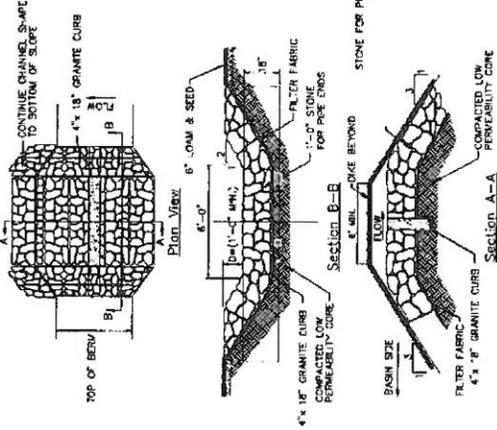
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH.
2. ALL REINFORCEMENT SHALL BE #4.
3. ALL REINFORCEMENT SHALL BE PLACED AT 12" ON CENTER.
4. ALL REINFORCEMENT SHALL BE PLACED AT 12" ON CENTER.
5. ALL REINFORCEMENT SHALL BE PLACED AT 12" ON CENTER.
6. ALL REINFORCEMENT SHALL BE PLACED AT 12" ON CENTER.



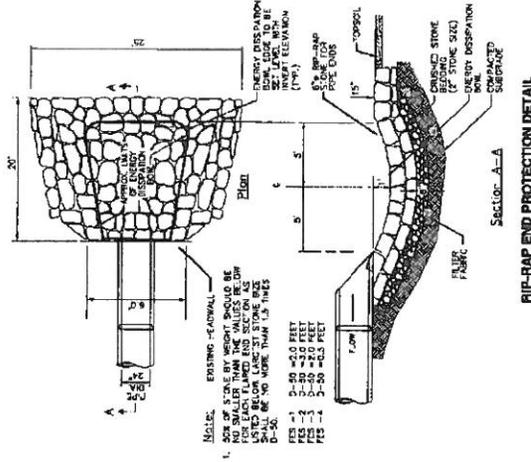
PRECAST CONCRETE CATCH BASIN WITH HOOD
NOT TO SCALE

CATCH BASIN NOTES

1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH.
2. ALL REINFORCEMENT SHALL BE #4.
3. ALL REINFORCEMENT SHALL BE PLACED AT 12" ON CENTER.
4. ALL REINFORCEMENT SHALL BE PLACED AT 12" ON CENTER.
5. ALL REINFORCEMENT SHALL BE PLACED AT 12" ON CENTER.
6. ALL REINFORCEMENT SHALL BE PLACED AT 12" ON CENTER.



OVERFLOW SPILLWAY DETAIL
NOT TO SCALE



RIP-RAP END PROTECTION DETAIL
NOT TO SCALE

NOTES:

1. SOIL OF STONE BY WEIGHT SHOULD BE NO SMALLER THAN THE VALUES BELOW LISTED BELOW LARGE STONE SIZE SHOULD BE NO MORE THAN 1.5 TIMES THE SMALLER SIZE.

FES -1 2-50 = 0.0 FEET

FES -2 2-50 = 0.0 FEET

FES -3 2-50 = 0.0 FEET

FES -4 2-50 = 0.0 FEET

FES -5 2-50 = 0.0 FEET

FES -6 2-50 = 0.0 FEET

FES -7 2-50 = 0.0 FEET

FES -8 2-50 = 0.0 FEET

FES -9 2-50 = 0.0 FEET

FES -10 2-50 = 0.0 FEET

FES -11 2-50 = 0.0 FEET

FES -12 2-50 = 0.0 FEET

FES -13 2-50 = 0.0 FEET

FES -14 2-50 = 0.0 FEET

FES -15 2-50 = 0.0 FEET

FES -16 2-50 = 0.0 FEET

FES -17 2-50 = 0.0 FEET

FES -18 2-50 = 0.0 FEET

FES -19 2-50 = 0.0 FEET

FES -20 2-50 = 0.0 FEET

FES -21 2-50 = 0.0 FEET

FES -22 2-50 = 0.0 FEET

FES -23 2-50 = 0.0 FEET

FES -24 2-50 = 0.0 FEET

FES -25 2-50 = 0.0 FEET

FES -26 2-50 = 0.0 FEET

FES -27 2-50 = 0.0 FEET

FES -28 2-50 = 0.0 FEET

FES -29 2-50 = 0.0 FEET

FES -30 2-50 = 0.0 FEET

FES -31 2-50 = 0.0 FEET

FES -32 2-50 = 0.0 FEET

FES -33 2-50 = 0.0 FEET

FES -34 2-50 = 0.0 FEET

FES -35 2-50 = 0.0 FEET

FES -36 2-50 = 0.0 FEET

FES -37 2-50 = 0.0 FEET

FES -38 2-50 = 0.0 FEET

FES -39 2-50 = 0.0 FEET

FES -40 2-50 = 0.0 FEET

FES -41 2-50 = 0.0 FEET

FES -42 2-50 = 0.0 FEET

FES -43 2-50 = 0.0 FEET

FES -44 2-50 = 0.0 FEET

FES -45 2-50 = 0.0 FEET

FES -46 2-50 = 0.0 FEET

FES -47 2-50 = 0.0 FEET

FES -48 2-50 = 0.0 FEET

FES -49 2-50 = 0.0 FEET

FES -50 2-50 = 0.0 FEET

FES -51 2-50 = 0.0 FEET

FES -52 2-50 = 0.0 FEET

FES -53 2-50 = 0.0 FEET

FES -54 2-50 = 0.0 FEET

FES -55 2-50 = 0.0 FEET

FES -56 2-50 = 0.0 FEET

FES -57 2-50 = 0.0 FEET

FES -58 2-50 = 0.0 FEET

FES -59 2-50 = 0.0 FEET

FES -60 2-50 = 0.0 FEET

FES -61 2-50 = 0.0 FEET

FES -62 2-50 = 0.0 FEET

FES -63 2-50 = 0.0 FEET

FES -64 2-50 = 0.0 FEET

FES -65 2-50 = 0.0 FEET

FES -66 2-50 = 0.0 FEET

FES -67 2-50 = 0.0 FEET

FES -68 2-50 = 0.0 FEET

FES -69 2-50 = 0.0 FEET

FES -70 2-50 = 0.0 FEET

FES -71 2-50 = 0.0 FEET

FES -72 2-50 = 0.0 FEET

FES -73 2-50 = 0.0 FEET

FES -74 2-50 = 0.0 FEET

FES -75 2-50 = 0.0 FEET

FES -76 2-50 = 0.0 FEET

FES -77 2-50 = 0.0 FEET

FES -78 2-50 = 0.0 FEET

FES -79 2-50 = 0.0 FEET

FES -80 2-50 = 0.0 FEET

FES -81 2-50 = 0.0 FEET

FES -82 2-50 = 0.0 FEET

FES -83 2-50 = 0.0 FEET

FES -84 2-50 = 0.0 FEET

FES -85 2-50 = 0.0 FEET

FES -86 2-50 = 0.0 FEET

FES -87 2-50 = 0.0 FEET

FES -88 2-50 = 0.0 FEET

FES -89 2-50 = 0.0 FEET

FES -90 2-50 = 0.0 FEET

FES -91 2-50 = 0.0 FEET

FES -92 2-50 = 0.0 FEET

FES -93 2-50 = 0.0 FEET

FES -94 2-50 = 0.0 FEET

FES -95 2-50 = 0.0 FEET

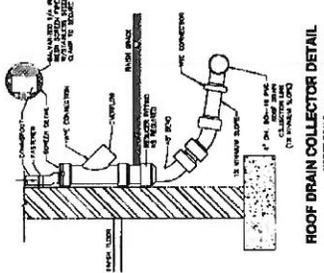
FES -96 2-50 = 0.0 FEET

FES -97 2-50 = 0.0 FEET

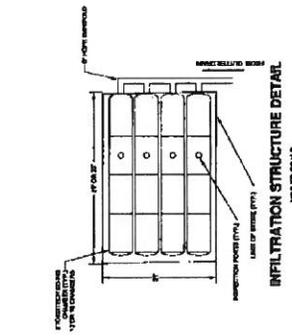
FES -98 2-50 = 0.0 FEET

FES -99 2-50 = 0.0 FEET

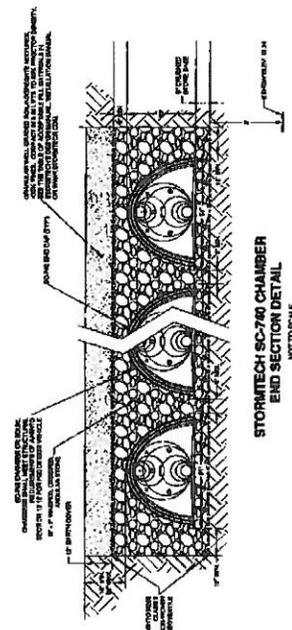
FES -100 2-50 = 0.0 FEET



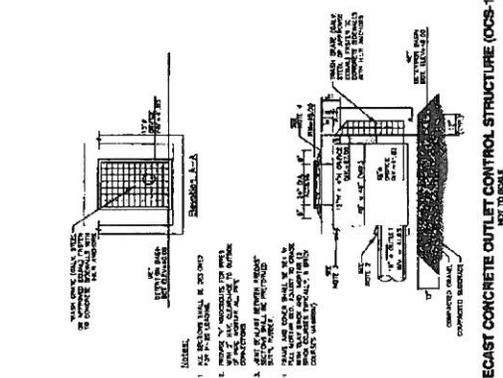
ROOF DRAIN COLLECTOR DETAIL
NOT TO SCALE



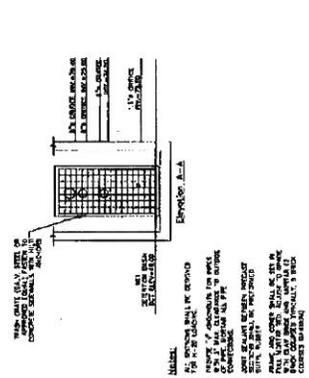
INFILTRATION STRUCTURE DETAIL
NOT TO SCALE



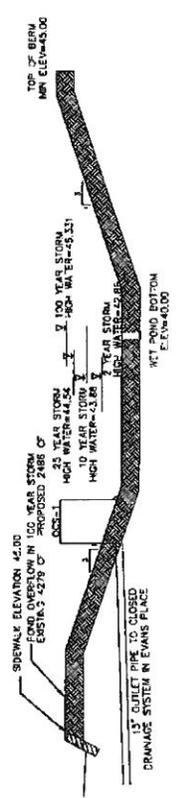
STORMTECH SC-740 CHAMBER END SECTION DETAIL
NOT TO SCALE



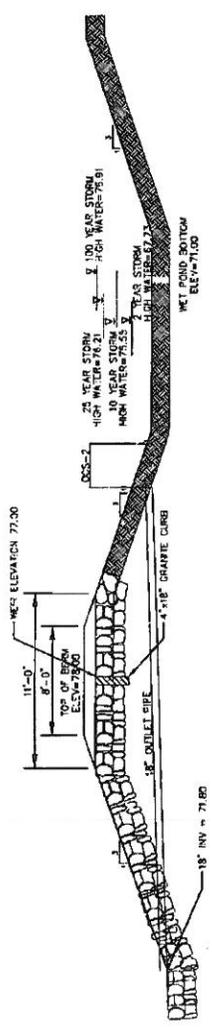
PRECAST CONCRETE OUTLET CONTROL STRUCTURE (OCS-1)
NOT TO SCALE



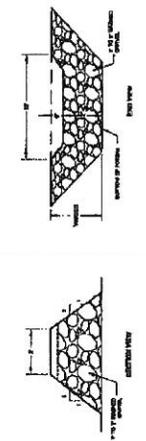
PRECAST CONCRETE OUTLET CONTROL STRUCTURE (OCS-2)
NOT TO SCALE



CROSS SECTION DETENTION POND 1
NOT TO SCALE



CROSS SECTION DETENTION POND 2
NOT TO SCALE



SEGMENT FOREBAY/CHECK DAM DETAIL
NOT TO SCALE

APPROVAL BY AMESBURY PLANNING BOARD

DATE

REPUTATIVE CLUSTER SUBDIVISION PLAN
POINT SHORE MEADOWS
ASSESSORS MAP 91, PARCELS 15 & 17A
AMESBURY, MA

DETAIL SHEET 3
PREPARED FOR
AMATEUR LANDSCAPE ARCHITECT
MICHELE J. A. BROWN

SCALE: AS SHOWN JUNE 30, 2014

BENJAMIN C. OSGOOD, JR., P.E.
24 UTICA ROAD
SALEM, NH 03079

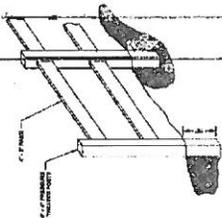
DRAWN BY: B.C.O., JR. CHECKED BY: B.C.O., JR.
FILE # 1289 DRAWN BY: B.C.O., JR.

FOR REGISTRY USE ONLY

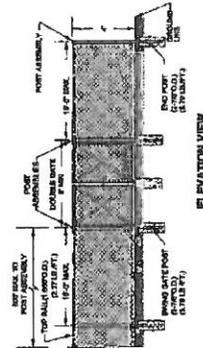
CERTIFICATION
THIS PLAN WAS PREPARED IN COMPLIANCE WITH
LOCAL REGULATIONS OF THE REGISTRY OF DEEDS.

760
8-14-14

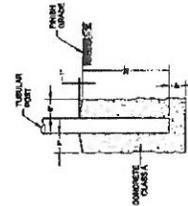
DATE



SPLIT RAIL FENCE DETAIL
NOT TO SCALE

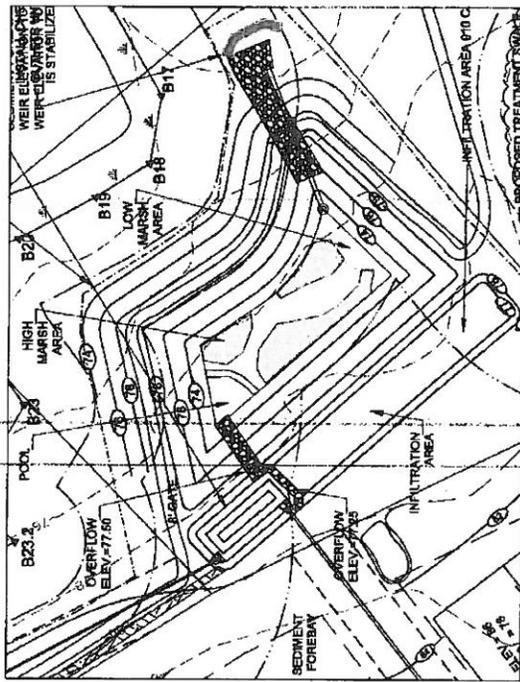


CHAIN LINK FENCE DETAIL
NOT TO SCALE

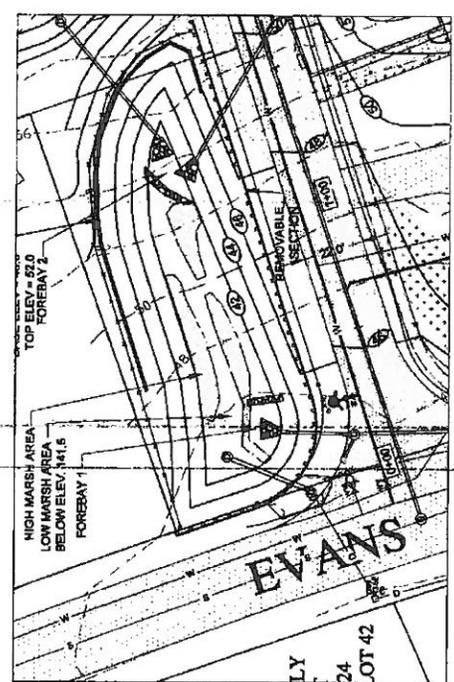


FOOTING DETAIL

DEPTH	HORIZON	TEXTURE	COLOR	REMARKS
12"	A	SL	1070.00	Ø4"
18"	B	LS	237.00	Ø4"
24"	C	LS	237.00	Ø4"
30"	D	LS	237.00	Ø4"
36"	E	LS	237.00	Ø4"
42"	F	LS	237.00	Ø4"
48"	G	LS	237.00	Ø4"
54"	H	LS	237.00	Ø4"
60"	I	LS	237.00	Ø4"
66"	J	LS	237.00	Ø4"
72"	K	LS	237.00	Ø4"
78"	L	LS	237.00	Ø4"
84"	M	LS	237.00	Ø4"
90"	N	LS	237.00	Ø4"
96"	O	LS	237.00	Ø4"
102"	P	LS	237.00	Ø4"
108"	Q	LS	237.00	Ø4"
114"	R	LS	237.00	Ø4"
120"	S	LS	237.00	Ø4"
126"	T	LS	237.00	Ø4"
132"	U	LS	237.00	Ø4"
138"	V	LS	237.00	Ø4"
144"	W	LS	237.00	Ø4"
150"	X	LS	237.00	Ø4"
156"	Y	LS	237.00	Ø4"
162"	Z	LS	237.00	Ø4"
168"	AA	LS	237.00	Ø4"
174"	AB	LS	237.00	Ø4"
180"	AC	LS	237.00	Ø4"
186"	AD	LS	237.00	Ø4"
192"	AE	LS	237.00	Ø4"
198"	AF	LS	237.00	Ø4"
204"	AG	LS	237.00	Ø4"
210"	AH	LS	237.00	Ø4"
216"	AI	LS	237.00	Ø4"
222"	AJ	LS	237.00	Ø4"
228"	AK	LS	237.00	Ø4"
234"	AL	LS	237.00	Ø4"
240"	AM	LS	237.00	Ø4"
246"	AN	LS	237.00	Ø4"
252"	AO	LS	237.00	Ø4"
258"	AP	LS	237.00	Ø4"
264"	AQ	LS	237.00	Ø4"
270"	AR	LS	237.00	Ø4"
276"	AS	LS	237.00	Ø4"
282"	AT	LS	237.00	Ø4"
288"	AU	LS	237.00	Ø4"
294"	AV	LS	237.00	Ø4"
300"	AW	LS	237.00	Ø4"
306"	AX	LS	237.00	Ø4"
312"	AY	LS	237.00	Ø4"
318"	AZ	LS	237.00	Ø4"
324"	BA	LS	237.00	Ø4"
330"	BB	LS	237.00	Ø4"
336"	BC	LS	237.00	Ø4"
342"	BD	LS	237.00	Ø4"
348"	BE	LS	237.00	Ø4"
354"	BF	LS	237.00	Ø4"
360"	BG	LS	237.00	Ø4"
366"	BH	LS	237.00	Ø4"
372"	BI	LS	237.00	Ø4"
378"	BJ	LS	237.00	Ø4"
384"	BK	LS	237.00	Ø4"
390"	BL	LS	237.00	Ø4"
396"	BM	LS	237.00	Ø4"
402"	BN	LS	237.00	Ø4"
408"	BO	LS	237.00	Ø4"
414"	BP	LS	237.00	Ø4"
420"	BQ	LS	237.00	Ø4"
426"	BR	LS	237.00	Ø4"
432"	BS	LS	237.00	Ø4"
438"	BT	LS	237.00	Ø4"
444"	BU	LS	237.00	Ø4"
450"	BV	LS	237.00	Ø4"
456"	BW	LS	237.00	Ø4"
462"	BX	LS	237.00	Ø4"
468"	BY	LS	237.00	Ø4"
474"	BZ	LS	237.00	Ø4"
480"	CA	LS	237.00	Ø4"
486"	CB	LS	237.00	Ø4"
492"	CC	LS	237.00	Ø4"
498"	CD	LS	237.00	Ø4"
504"	CE	LS	237.00	Ø4"
510"	CF	LS	237.00	Ø4"
516"	CG	LS	237.00	Ø4"
522"	CH	LS	237.00	Ø4"
528"	CI	LS	237.00	Ø4"
534"	CJ	LS	237.00	Ø4"
540"	CK	LS	237.00	Ø4"
546"	CL	LS	237.00	Ø4"
552"	CM	LS	237.00	Ø4"
558"	CN	LS	237.00	Ø4"
564"	CO	LS	237.00	Ø4"
570"	CP	LS	237.00	Ø4"
576"	CQ	LS	237.00	Ø4"
582"	CR	LS	237.00	Ø4"
588"	CS	LS	237.00	Ø4"
594"	CT	LS	237.00	Ø4"
600"	CU	LS	237.00	Ø4"
606"	CV	LS	237.00	Ø4"
612"	CW	LS	237.00	Ø4"
618"	CX	LS	237.00	Ø4"
624"	CY	LS	237.00	Ø4"
630"	CZ	LS	237.00	Ø4"
636"	DA	LS	237.00	Ø4"
642"	DB	LS	237.00	Ø4"
648"	DC	LS	237.00	Ø4"
654"	DD	LS	237.00	Ø4"
660"	DE	LS	237.00	Ø4"
666"	DF	LS	237.00	Ø4"
672"	DG	LS	237.00	Ø4"
678"	DH	LS	237.00	Ø4"
684"	DI	LS	237.00	Ø4"
690"	DJ	LS	237.00	Ø4"
696"	DK	LS	237.00	Ø4"
702"	DL	LS	237.00	Ø4"
708"	DM	LS	237.00	Ø4"
714"	DN	LS	237.00	Ø4"
720"	DO	LS	237.00	Ø4"
726"	DP	LS	237.00	Ø4"
732"	DQ	LS	237.00	Ø4"
738"	DR	LS	237.00	Ø4"
744"	DS	LS	237.00	Ø4"
750"	DT	LS	237.00	Ø4"
756"	DU	LS	237.00	Ø4"
762"	DV	LS	237.00	Ø4"
768"	DW	LS	237.00	Ø4"
774"	DX	LS	237.00	Ø4"
780"	DY	LS	237.00	Ø4"
786"	DZ	LS	237.00	Ø4"
792"	EA	LS	237.00	Ø4"
798"	EB	LS	237.00	Ø4"
804"	EC	LS	237.00	Ø4"
810"	ED	LS	237.00	Ø4"
816"	EE	LS	237.00	Ø4"
822"	EF	LS	237.00	Ø4"
828"	EG	LS	237.00	Ø4"
834"	EH	LS	237.00	Ø4"
840"	EI	LS	237.00	Ø4"
846"	EJ	LS	237.00	Ø4"
852"	EK	LS	237.00	Ø4"
858"	EL	LS	237.00	Ø4"
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870"	EN	LS	237.00	Ø4"
876"	EO	LS	237.00	Ø4"
882"	EP	LS	237.00	Ø4"
888"	EQ	LS	237.00	Ø4"
894"	ER	LS	237.00	Ø4"
900"	ES	LS	237.00	Ø4"
906"	ET	LS	237.00	Ø4"
912"	EU	LS	237.00	Ø4"
918"	EV	LS	237.00	Ø4"
924"	EW	LS	237.00	Ø4"
930"	EX	LS	237.00	Ø4"
936"	EY	LS	237.00	Ø4"
942"	EZ	LS	237.00	Ø4"
948"	FA	LS	237.00	Ø4"
954"	FB	LS	237.00	Ø4"
960"	FC	LS	237.00	Ø4"
966"	FD	LS	237.00	Ø4"
972"	FE	LS	237.00	Ø4"
978"	FF	LS	237.00	Ø4"
984"	FG	LS	237.00	Ø4"
990"	FH	LS	237.00	Ø4"
996"	FI	LS	237.00	Ø4"
1002"	FJ	LS	237.00	Ø4"
1008"	FK	LS	237.00	Ø4"
1014"	FL	LS	237.00	Ø4"
1020"	FM	LS	237.00	Ø4"
1026"	FN	LS	237.00	Ø4"
1032"	FO	LS	237.00	Ø4"
1038"	FP	LS	237.00	Ø4"
1044"	FQ	LS	237.00	Ø4"
1050"	FR	LS	237.00	Ø4"
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1068"	FU	LS	237.00	Ø4"
1074"	FV	LS	237.00	Ø4"
1080"	FW	LS	237.00	Ø4"
1086"	FX	LS	237.00	Ø4"
1092"	FY	LS	237.00	Ø4"
1098"	FZ	LS	237.00	Ø4"
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1110"	GB	LS	237.00	Ø4"
1116"	GC	LS	237.00	Ø4"
1122"	GD	LS	237.00	Ø4"
1128"	GE	LS	237.00	Ø4"
1134"	GF	LS	237.00	Ø4"
1140"	GG	LS	237.00	Ø4"
1146"	GH	LS	237.00	Ø4"
1152"	GI	LS	237.00	Ø4"
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1170"	GL	LS	237.00	Ø4"
1176"	GM	LS	237.00	Ø4"
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1188"	GO	LS	237.00	Ø4"
1194"	GP	LS	237.00	Ø4"
1200"	GQ	LS	237.00	Ø4"
1206"	GR	LS	237.00	Ø4"
1212"	GS	LS	237.00	Ø4"
1218"	GT	LS	237.00	Ø4"
1224"	GU	LS	237.00	Ø4"
1230"	GV	LS	237.00	Ø4"
1236"	GW	LS	237.00	Ø4"
1242"	GX	LS	237.00	Ø4"
1248"	GY	LS	237.00	Ø4"
1254"	GZ	LS	237.00	Ø4"
1260"	HA	LS	237.00	Ø4"
1266"	HB	LS	237.00	Ø4"
1272"	HC	LS	237.00	Ø4"
1278"	HD	LS	237.00	Ø4"
1284"	HE	LS	237.00	Ø4"
1290"	HF	LS	237.00	Ø4"
1296"	HG	LS	237.00	Ø4"
1302"	HH	LS	237.00	Ø4"
1308"	HI	LS	237.00	Ø4"
1314"	HJ	LS	237.00	Ø4"
1320"	HK	LS	237.00	Ø4"
1326"	HL	LS	237.00	Ø4"
1332"	HM	LS	237.00	Ø4"
1338"	HN	LS	237.00	Ø4"
1344"	HO	LS	237.00	Ø4"
1350"	HP	LS	237.00	Ø4"
1356"	HQ	LS	237.00	Ø4"
1362"	HR	LS	237.00	Ø4"
1368"	HS	LS	237.00	Ø4"
1374"	HT	LS	237.00	Ø4"
1380"	HU	LS	237.00	Ø4"
1386"	HV	LS	237.00	Ø4"
1392"	HW	LS	237.00	Ø4"
1398"	HX	LS	237.00	Ø4"
1404"	HY	LS	237.00	Ø4"
1410"	HZ	LS	237.00	Ø4"
1416"	IA	LS	237.00	Ø4"
1422"	IB	LS	237.00	Ø4"
1428"	IC	LS	237.00	Ø4"
1434"	ID	LS		



POCKET WETLAND DETAIL DETENTION POND 2



POCKET WETLAND DETAIL DETENTION POND 1

POCKET WETLAND DESIGN	
WETLAND WETLAND	WETLAND WETLAND
STORAGE AREA	204,000 SF
WETLAND AREA	224,000 SF
SURFACE TO MAINTAIN	0.00
LENGTH	20
WIDTH	20
DEPTH	6.1
WET POND	235 SF
LOW MARSH	1,088 SF
HIGH MARSH	893 SF

- NOTES
- POCKET WETLAND CONSTRUCTION SHALL BE MONITORED DURING CONSTRUCTION BY A QUALIFIED WETLAND SCIENTIST.
 - SEE TO POCKET WETLAND CONSTRUCTION A PLANNING LIST.
 - SEE TO POCKET WETLAND CONSTRUCTION A PLANNING LIST.

APPROVAL BY AMESBURY PLANNING BOARD

DATE

REV. 1 DETAILS JULY 2, 2014

DEFINITIVE CLUSTER SUBDIVISION PLAN
POINT SHORE MEADOWS
ASSESORS MAP 91, PARCELS 18 & 17A
AMESBURY, MA

DETAIL SHEET 6

PREPARED FOR
AMUND LANSBURG & COMPANY
ARCHITECTS, INC.
METHUEN, MASSACHUSETTS

SCALE: AS SHOWN

JUNE 30, 2014

BENJAMIN C. OSGOOD, JR., P.E.
34 SIBLEY AVE.
SALEM, MA 01970

CHECKED BY:
B.C.O.P.

DRAWN BY:
B.C.O.P.

FILE # 1159

DATE

FOR REGISTRY USE ONLY

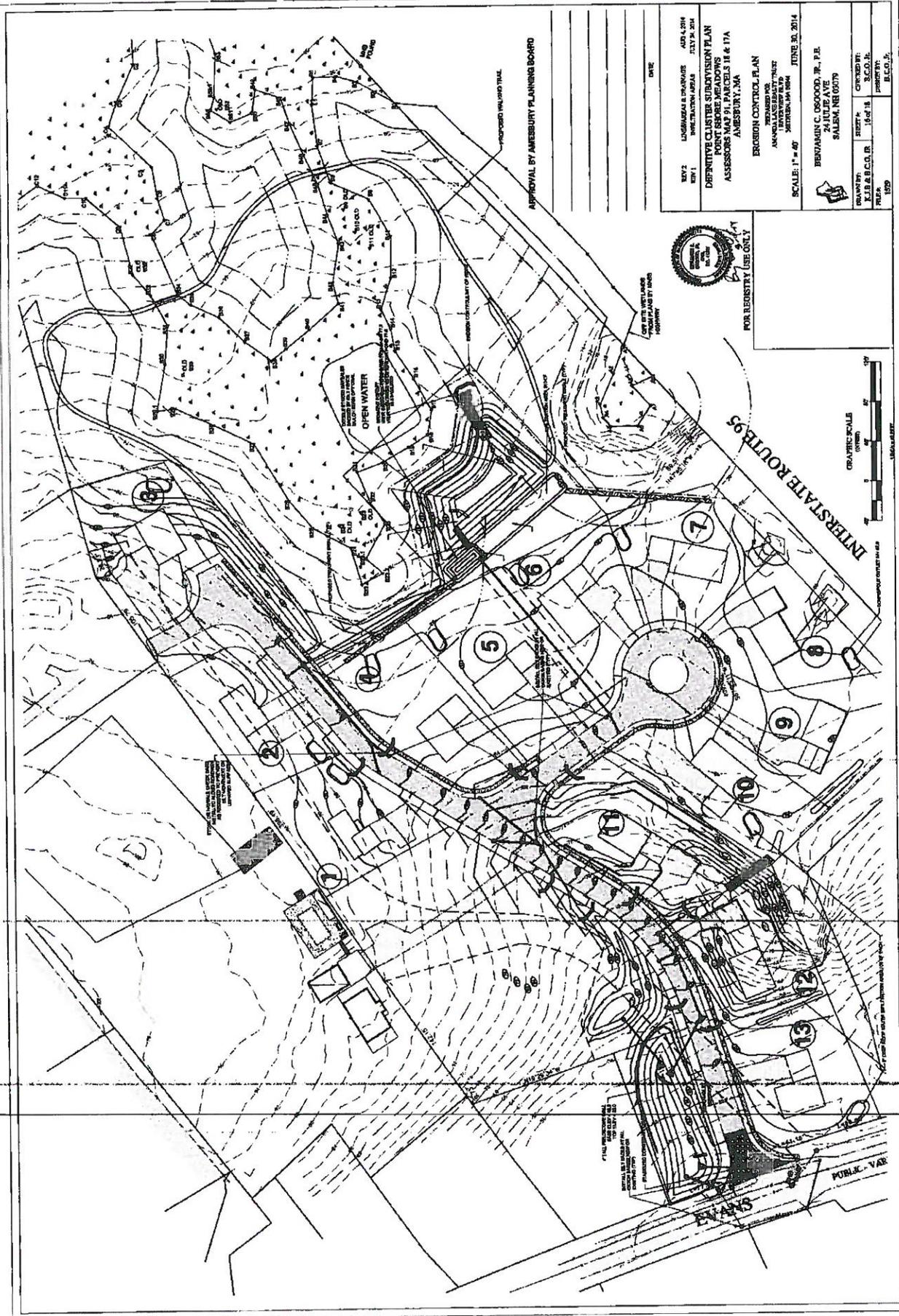
CERTIFICATION

I CERTIFY THAT THIS PLAN WAS PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF MASSACHUSETTS.



8-9-14

DATE



APPROVAL BY AMESBURY PLANNING BOARD

REV 2	LONGMUDA & TRAVIATE	APR 4, 2014
REV 1	WREATHEN APPLS	JULY 24, 2014
DEFINITIVE CLUSTER SUBDIVISION PLAN		
POINT GEORGE MEADOWS		
ASSESSORS MAP 91, PARCELS 18 & 17A		
AMESBURY, MA		
ERICKSON CONTROL PL. AN		
AMESBURY, MA		
ANNEXED TO TOWN OF AMESBURY, MASS.		
JANUARY 1978		
SCALE: 1" = 40'		
JUNE 30, 2014		
BENJAMIN C. OSWOOD, JR., P.E.		
REGISTERED PROFESSIONAL ENGINEER		
SALISBURY, MASS. 01907		
DRAWN BY:	CREATED BY:	SCALE:
E.B. & C.O. JR.	16 of 18	3" x 6" E.
1979		PRINTED BY:
		E.C.O., JR.

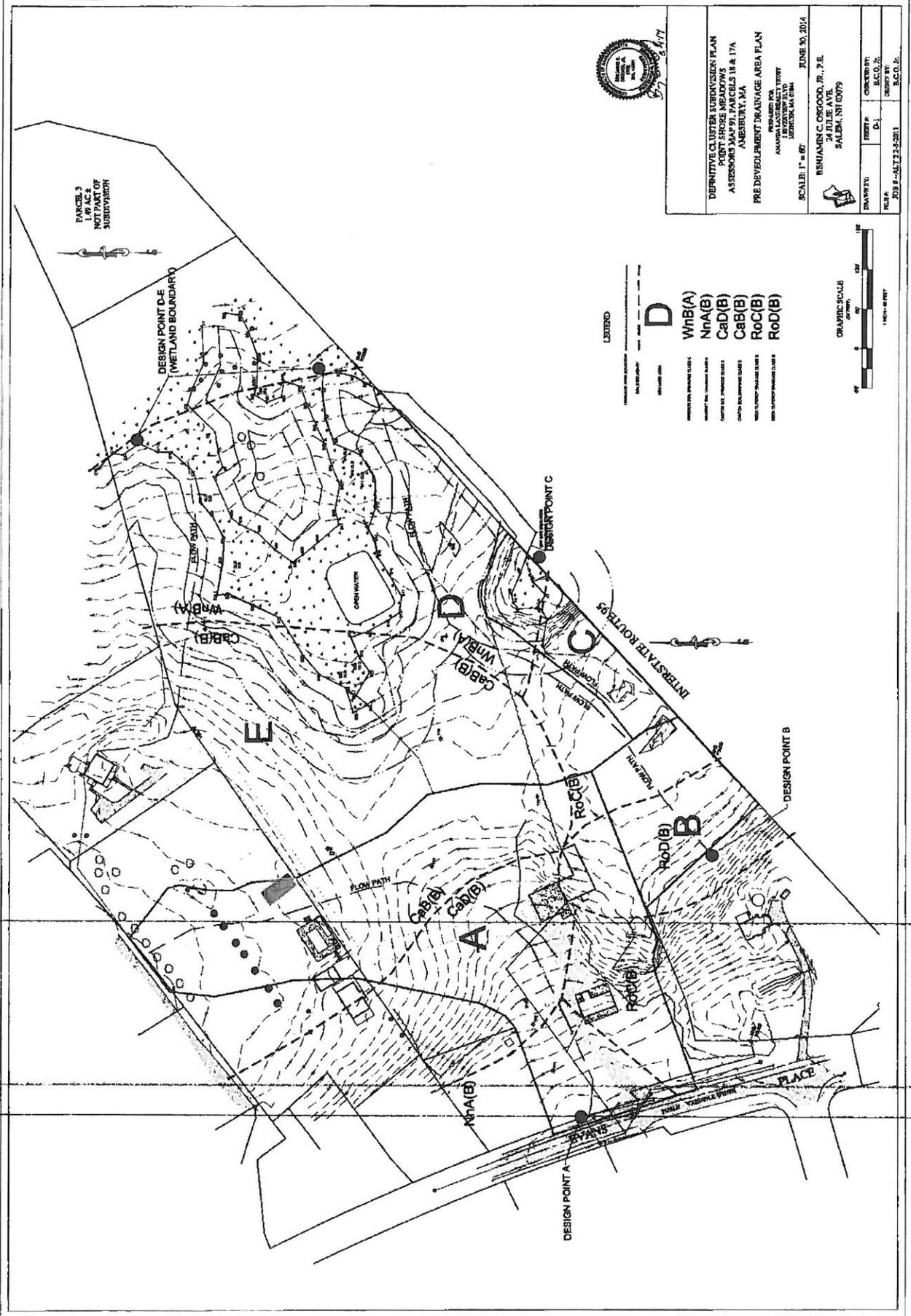


FOR REISTRY USE ONLY



INTERSTATE ROUTE 95

PUBLIC - VASE



PARCEL 3
1.49 AC ±
NOT PART OF
SUBDIVISION

DESIGN POINT D/E
(WETLAND BOUNDARY)

DESIGN POINT C

DESIGN POINT B

DESIGN POINT A

EXTEND

D

- WmB(A)
- WmB(B)
- NnA(B)
- CaD(B)
- CaB(B)
- CaC(B)
- CaD(B)
- CaB(B)
- RoC(B)
- RoD(B)

GRAPHIC SCALE

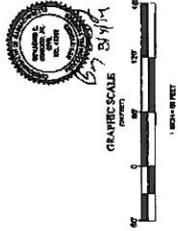
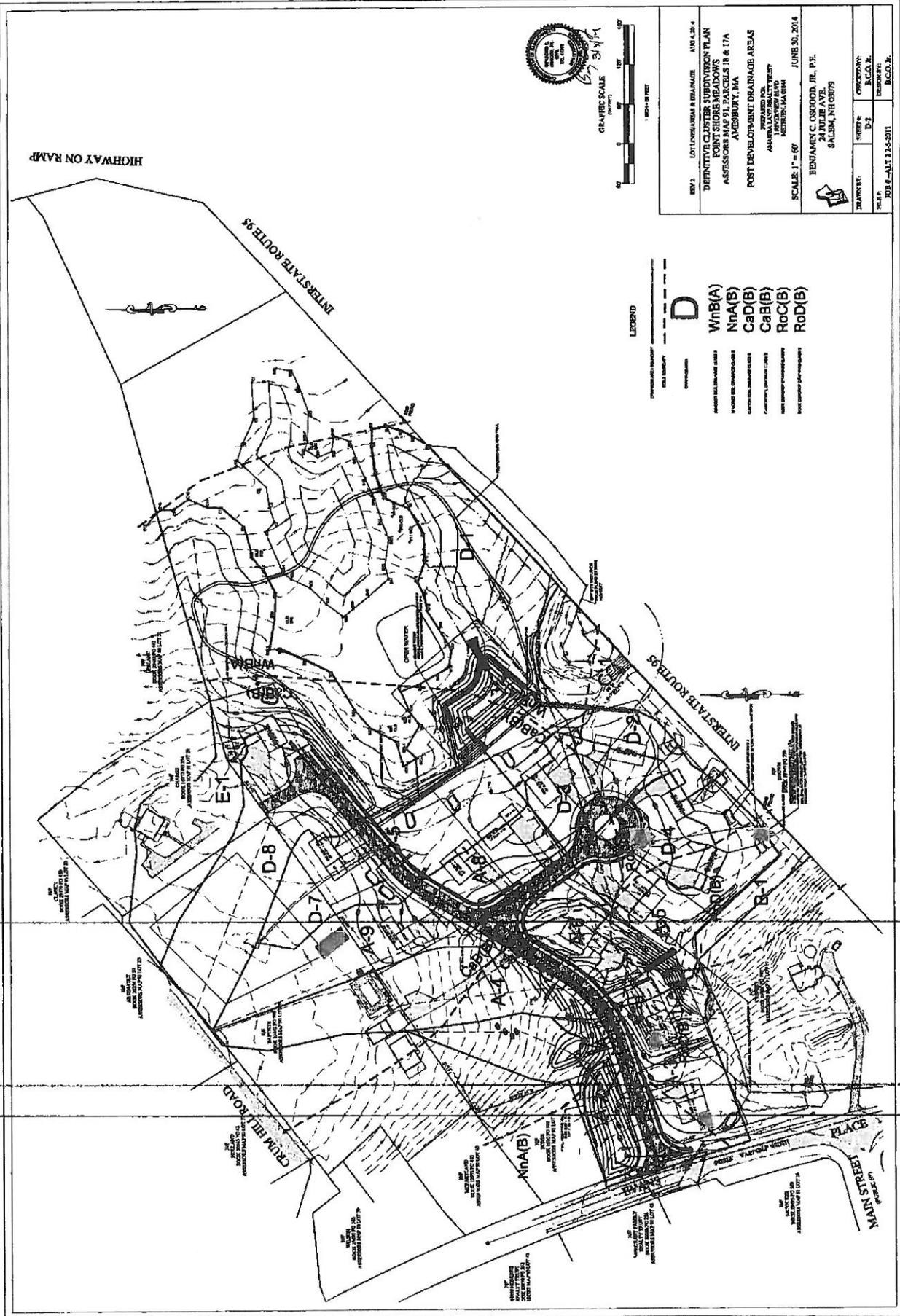


DURHAM COUNTY SUBDIVISION PLAN
FOR
ASSESSORS MAP 91, PARCELS 18 & 17A
AMHERST, MA
PRE DEVELOPMENT DRAINAGE AREA PLAN
BY BENJAMIN C. OSGOOD, JR., P.E.
AN ANIMAL LANDSCAPE ARCHITECT
100 WATKINS BLVD
AMHERST, MA 01004

SCALE: 1" = 60'
JUNE 30, 2014

BENJAMIN C. OSGOOD, JR., P.E.
24 JULIE AVE.
SHELTON, NH 03075

DRAWN BY:	DATE:	CHECKED BY:
DESIGNED BY:	DATE:	DATE:
PROJECT #:	PROJECT #:	PROJECT #:
PROJECT #:	PROJECT #:	PROJECT #:

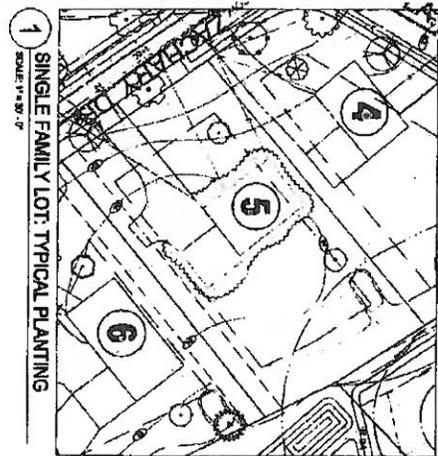
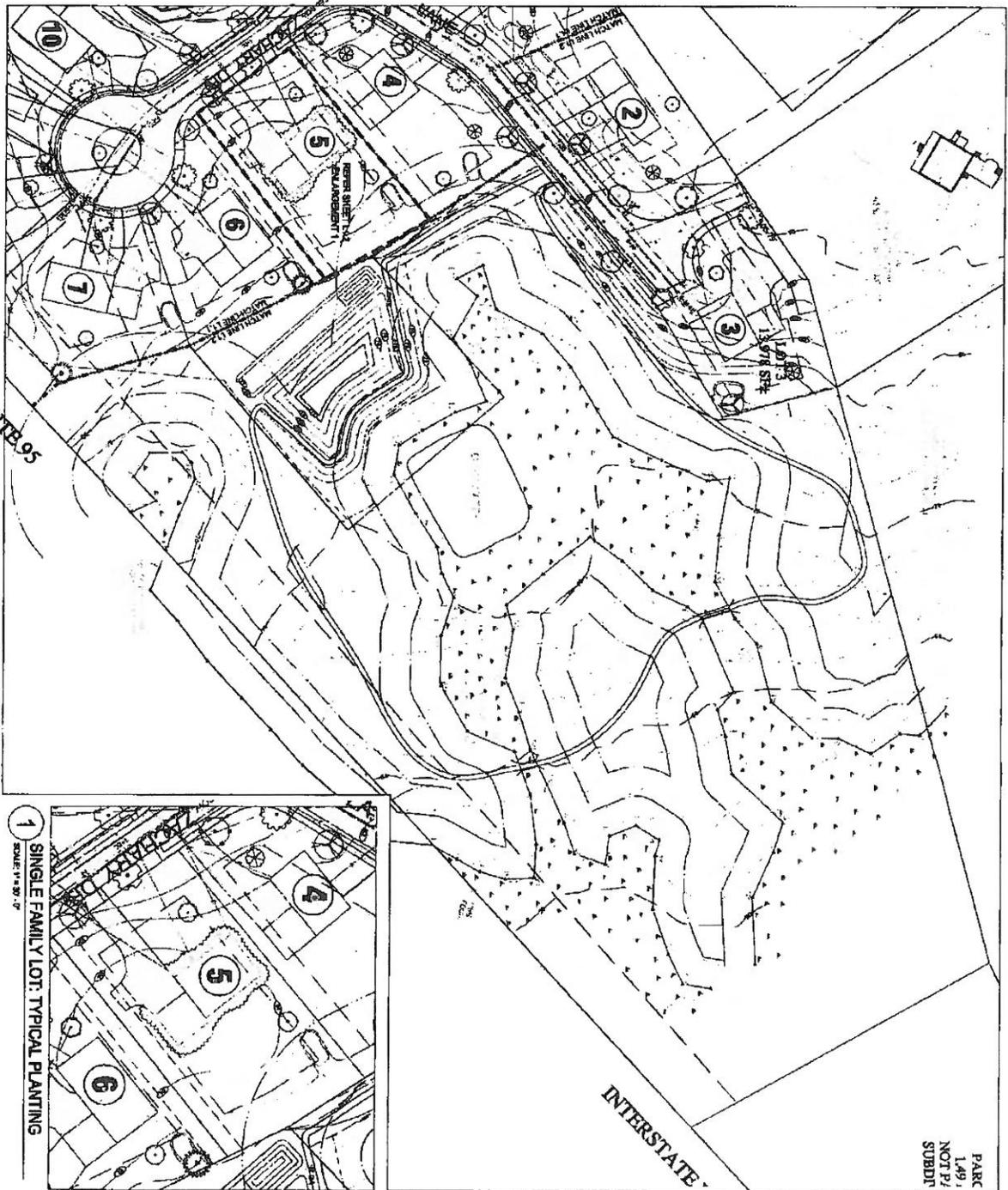


LEGEND

- D** DRAINAGE
- W/B(A) WETLANDS
- N/A(B) NATURE PRESERVE
- Ca/D(B) CATCHMENT BASIN
- Ca/B(B) CATCHMENT BASIN
- RoC(B) ROAD
- RoD(B) ROAD

CITY OF PORTSMOUTH, NEW HAMPSHIRE
 DEFINITIVE CLUSTER SUBDIVISION PLAN
 POINT SHORE MEADOWS
 PARCELS 18 & 17A
 AMESBURY, NH
 POST DEVELOPMENT DRAINAGE AREAS
 PREPARED FOR
 BOWMAN, C. OSWOOD, JR., P.E.
 24 JULIE AVE.
 SALSMA, NH 03079
 SCALE: 1" = 60'
 JUNE 30, 2014

PROJECT NO.	03-13-0811
DATE	06/30/14
DRAWN BY	D-2
CHECKED BY	B.C.O.R.
DESIGNED BY	B.C.O.R.



PARK
1A9,
NOT P,
SUBDIT

PLANT LEGEND

SYMBOL	DESCRIPTION	SIZE	NOTES
①	DOGWOOD	12\"/>	
②	DOGWOOD	12\"/>	
③	DOGWOOD	12\"/>	
④	DOGWOOD	12\"/>	
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㊾	DOGWOOD	12\"/>	
㊿	DOGWOOD	12\"/>	

AROLD LAND DESIGN, LLC
414 SHORE STREET
NEWPORT, MA
01860-2258

FOR REFERENCE USE ONLY



LANDSCAPE DESIGN
DATE: 08/11/11
SCALE: AS SHOWN

LANDSCAPE PLAN
L1.2
3 of 3

DESIGN STANDARDS – MEADOWS AT POINT SHORE

Given the unique historic character of the site and the surrounding Point Shore Neighborhood, the following architectural design standards and covenants apply to all lots within the Meadows at Point Shore Definitive Subdivision Plan that accompanies the Cluster Residential Special Permit. All lots and structures shall meet the criteria set forth below and the Planning Board will use these standards to review all submitted elevations and details submitted at the time of lot release. The standards are as follows:

1. **Building Styles** – A combination of Arts and Crafts, Colonial, Expanded Cape, Bungalow, Gambrel, Greek Revival and Shingles styles will be permitted. Contemporary or log homes are not permitted. No two houses next to each other will be similar in style or color.
2. **Building Design** – The following building design requirements shall be required and two reference books shall be used to define the scale, proportion and details for each design element. The reference books are as follows:
 - *Get Your House Right – Architectural Elements to Use & Avoid*, Marianne Cusato & Ben Pentreath, 2004; and
 - *Traditional Construction Patterns – Design & detail Rules of Thumb*, Stephen A. Mouzon, 2001.

The applicable elements included under the design standards for the project are as follows:

- a. **Foundations** - Except for drive-under garages, all exposed concrete foundations shall be less than 24 inches. Foundations higher than 18 inches shall be faced either granite, brick, or be parged.
- b. **Garages** - Front-entry garages shall be located at least 5 feet behind the front building wall of the principle structure. Individual bays shall have separate doors with transom windows. Garages walls facing Evans Place shall not be blank and drive-under garages shall not be visible from public ways. Entrances to drive-under garages should be from the side of the house;
- c. **Steps and Stoops** - Front steps and landings shall be made of stone, brick or wood. Pre-cast or pressure treated wood steps and railings shall not be allowed. No more than five steps shall be used to enter a porch, portico or front door.
- d. **Walls** - Continuous walls shall be no longer than 40 feet in length. No blank walls shall be allowed;
- e. **Siding** – Only wood shingles or clapboards, stucco, brick, or cementitious clapboard siding shall be permitted;
- f. **Windows** – Window caps or crowns may be capped with copper, lead or metal. Windows on the façade and both sides of all structures shall be wood or composite material (not vinyl) and shall be double-hung with simulated-divided lights and fit the architectural style of the house. Windows on the same façade should be of same type and size or proportions.
- g. **Projections** – All dormers, bays, balconies and other projections shall be correctly scaled and detailed. Porches shall be at least 6 feet in depth. Dog

DESIGN STANDARDS – MEADOWS AT POINT SHORE

sheds or chimney chases shall only be located on the side or rear elevations and shall have a base and roof as shown on the supplemental elevations and details as presented.

- h. Chimneys – All chimneys shall be made of brick or stone masonry or use a cultured stone veneer finish. Wooden chases are not permitted however, direct vent are permitted provided they are located on the side or rear wall of the structure. Bump outs for chimneys or fireplace inserts will not be allowed.
- i. Exterior Trim & Decking – Articulated trim details for the windows, fascia, rakes, corner board and porches shall be in keeping with the architectural style of each home. Azek (or equal) material is acceptable for all trim and decking on the side or rear of the structure but decking, treads and steps on the front façade shall be natural wood.
- j. Roofing Materials – Only “architectural” of “slateline” asphalt, red cedar, slate or composite slate shingles is permitted. Porches or other projections may use metal provided it is less than 20% of the total roof area of the structure.
- k. Color Schemes – The exterior of the structure shall be painted or stained in natural or earth-tone colors. Historic color palettes shall be used in deciding exterior color schemes.
- l. Mechanicals – All mechanical equipment shall be located on the side or rear of the structure and shall be screened from view with an enclosure or landscaping. Unless enclosed within a chimney-like structure, all roof vents shall be located on the rear-facing section of the roof and shall have a color similar to the roofing material.
- m. Accessory Structures – Detached structure shall be designed to be consistent with the architectural style of the principal structure.

3. Site Design – The following site design requirements shall be required:

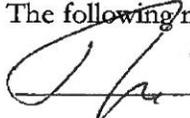
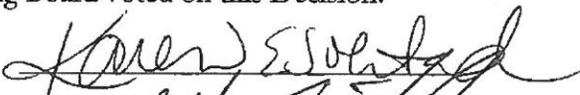
- a. Front Walkways – Only brick, stone or unit paver walkways are permitted in the front yard of the structure.
- b. Retaining Wall – Retain walls shall be made from stone or brick and shall not be made from interlocking concrete block unless they are the “tumbled” or “stressed” type (which resemble cobblestone or granite) and are approved by the City Planner.
- c. Mailboxes – All mailbox posts shall be 6x6 inch granite and all mailboxes shall be black with white numbers/ text.
- d. Pedestrian Lighting – Traditional period lamp posts and fixtures shall be installed.
- e. Fences – To maintain consistency within the development any perimeter fencing along the public open space shall be installed with the same design and style. It should be an open post and rail style no higher than 42 inches in height. It shall be installed along the perimeter of the 10 foot public access areas to the open space trails and drainage areas. Fences along the public way shall be no more 42 inches in height.

TO:
Amanda Lane Realty Trust
1, Riverside Blvd
Methuen MA 01844

PLANNING BOARD VOTE:

On August 25, 2014, the Amesbury Planning Board voted all in favor of the 13 Lot Residential Cluster and Definitive Subdivision at 19 Evans Place, Amesbury MA subject to the findings, waivers and conditions noted in this Decision.

The following members of the Amesbury Planning Board voted on this Decision:

	
<u>Robert M. Lydon</u>	<u>[Signature]</u>
	<u>[Signature]</u>
	<u>[Signature]</u>

Filed with the City Clerk on _____

City Clerk

A building permit is required for any construction remodeling. It is your responsibility to file this Decision with the Registry of Deeds and to record the plans after endorsement; forms may be obtained from the City Clerk's Office.

Any appeal shall be made pursuant to Section 17, Chapter 40A, M.G.L. and shall be filed within twenty (20) days after the date of filing of such notice in the office of the City Clerk's Office.

**Compliance with Conditions Set Forth by the Amesbury Planning Board Decision
prior to Issuance of a Building Permit**

SIGN-OFF FORM (PB200601-BUILDING)

(IMPORTANT: IT IS THE RESPONSIBILITY OF THE PERSON SEEKING BUILDING PERMIT TO GET THE SIGN OFF FROM EACH OF THE DEPARTMENTS LISTED BELOW. THE CITY WILL NOT BE HELD RESPONSIBLE FOR LACK OF ACTION ON THE APPLICANT'S BEHALF. BEFORE SIGNOFF, COPIES OF THE RECORDED DECISION AND THE APPROVED PLAN SET SHOULD BE SUBMITTED TO THE PLANNING OFFICE.)

By signing below, the following City Department/City Officials, agree that the conditions of this permit prior to making application for building permit have been completed and recommend that an application for a building permit for the units indicated below may be granted:

Engineering Department/City Engineer _____

Department of Public Works/DPW Director _____

Planning Office/City Planner _____

Conservation Commission/Agent _____

Police Department _____

Fire Department _____

**Compliance with Conditions of the Amesbury Planning Board Decision prior to
Issue of Certificate of Occupancy**

SIGN-OFF FORM (PB200602-OCCUPANCY)

(IMPORTANT: IT IS THE RESPONSIBILITY OF THE PERSON SEEKING CERTIFICATE OF OCCUPANCY TO GET THE SIGN OFF FROM EACH OF THESE DEPARTMENTS. THE CITY WILL NOT BE HELD RESPONSIBLE FOR LACK OF ACTION ON THAT PERSON'S BEHALF)

The following City Department/City Officials, by signing below, agree that the conditions of this permit from the start of construction to prior to issue of occupancy permit have been completed and recommend that the Certificate of Occupancy be granted for the units indicated on this form.

Engineering Department/ City Engineer _____

Department of Public Works/DPW Director _____

Planning Office/ City Planner _____

Conservation Commission/Agent _____

Police Department _____

Fire Department _____

EXHIBIT A

NOTE:

1. **PRIOR TO FINAL APPROVAL BY THE PLANNING BOARD, THE APPLICANT SHALL SUBMIT TWO COPIES OF THE APPROVED VERSION OF THE SITE OR DEFINITIVE SUBDIVISION PLAN IN A DIGITAL FORMAT. FAILURE TO SUBMIT SUCH DIGITAL PLANS TO THE PLANNING BOARD AND TO OBTAIN A COMPLIANCE LETTER MAY BE CAUSE FOR THE PLANNING BOARD TO NOT ENDORSE SAID PLAN.**
2. **A LETTER FROM THE PLANNING BOARD VERIFYING RECEIPT OF ELECTRONIC FILES AND COMPLIANCE WITH PLANNING BOARD STANDARDS SHALL BE SUBMITTED TO THE APPLICANT WITHIN TEN (10) WORKING DAYS.**
3. **THE PLANNING BOARD WILL REVIEW AND VERIFY THE INTEGRITY OF THE DATA SUBMITTED WITHIN THIRTY (30) WORKING DAYS.**

MUNICIPAL MAPPING –DIGITAL DATA SUBMISSION REQUIREMENTS

The following requirements apply to the submission of site or subdivision plans as well as for plans and as-built drawings for infrastructure projects (water/sewer installation or repair, road work, and other capital improvements).

1. All plans and specifications must be submitted on electronic media (3.5" floppy or CD_ROM using an IBM-PC or compatible file format). Acceptable file formats include: AutoCAD *.dwg, AutoCAD *.dxf, ArcView *.shp, ArcInfo *.E00. The files must be identical to the printed plan and contain all information included on the written plan. Upon project completion a digital submission of the "as-built" plan is required for final release of the performance bond associated with any project.
2. All digital mapping data must be delivered in the Massachusetts State Plane Coordinate system with a horizontal datum of NAD83 and vertical datum of NGVD88. Each plan must include a minimum of one survey-derived (bearings & distances listed) reference to a permanent in-ground feature such as a catch basin, manhole, stone bound, municipal benchmark or other readily identifiable marker. The permanent in-ground feature should appear on the plan in its' as-built location and include sufficient bearings and distances to be able to locate the feature relative to the property parcel(s). The latitude and longitude of the in-ground feature must be provided with accuracy of plus or minus one foot. Where possible all bearings and distances should be adjusted for true north OR the applicant shall provide a listing of the number of degrees, minutes, and seconds of deviation between true north and magnetic north. If necessary data will be

- accepted in NAD27 or WGS84 coordinate systems using the aforementioned specifications.
3. Each feature type must be organized in the CAD or GIS data structure as a separate layer. For example, there must be separate CAD layers for buildings, roads, road centerlines, surface water, wetlands, etc. Having all these features in a single CAD layer or GIS file will not be accepted.
 4. CAD data may be tiled on paper, PDF or other form of digital output as individual sheets for improved readability, but plans should be derived from a single master drawing. All data will be topologically clean, meaning that polygons are closed (no overshoots or undershoots) and lines connect at nodes. Features that naturally connect such as driveways to roads must connect seamlessly. All text in AutoCAD files will appear on top of other features and will be in separate annotation layer. Features under text should not be erased or 'broken' in order to make the text clearer.
 5. Documentation of the data format must be provided with a description of the CAD layers and list of the types of features placed in each layer. Submission of multiple files must also include a list of the files and their purpose.
 6. Attributes or databases that are included in mapping files must have a definition of the meaning of each field as well as a definition of any values used in each field. Features that contain an elevation component (z-value) must have that elevation value within the attribute data.
 7. The data submitted must include documentation on the method used to gather the data, the name of the person(s) responsible for preparing the data, contact information, an estimation of the horizontal and vertical accuracy, and the date of data capture. All media shall be free from any and all defects and viruses, and labeled as to their contents.

